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*BACKGROUND  
INFO FILE*

**October 11, 2006**

**Andrew L. Confontini, Project Manager**  
**Environmental Protection Agency**  
**2890 Woodbridge Avenue**  
**Edison, New Jersey 08837**

**Re: Liberty Landings Redevelopment Area**

**Dear Mr. Confontini:**

Per our site visit on this date enclosed is a copy of the Environmental Report for the area including the Turnpike Dump for you information.

Should you have any question please feel free to contact me at (201) 547-5606. Thank you.

**Sincerely,**

*Benjamin Delisle* (signature)  
**BENJAMIN DELISLE**  
**Project Manager**

**BD/jc**

**c: Melissa M. Dimas (via mail)**  
**Robert P. Antonicello**

**enc.**

241889



**PRELIMINARY ASSESSMENT  
FOR  
LIBERTY LANDINGS  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY**

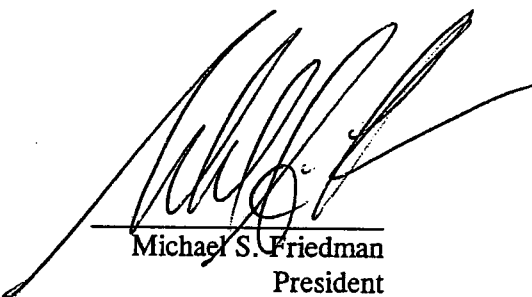
Prepared for:

Roseland Property Company  
233 Canoe Brook Road  
Short Hills, New Jersey 07078

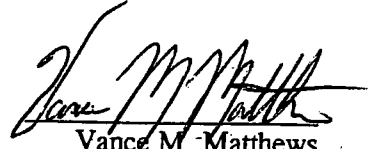
Attention: Ivan Baron, Esq.

Prepared by:

EcolSciences, Inc.  
75 Fleetwood Drive, Suite 250  
Rockaway, New Jersey 07866  
(973) 366-9500



Michael S. Friedman  
President



Vance M. Matthews  
Senior Project Manager

October 14, 2005

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## 1. INTRODUCTION

EcolSciences, Inc. has been retained by the Roseland Property Company of Short Hills, New Jersey to conduct a Preliminary Assessment of certain properties designated by the Jersey City Redevelopment Agency as Liberty Landings. The Liberty Landings Redevelopment Area is a planned residential neighborhood to the south of the new Jersey City Medical Center. This *Preliminary Assessment Report* characterizes the existing environmental conditions on the subject property and assesses potential environmental concerns. The report format meets the Preliminary Assessment requirements set forth in the New Jersey *Technical Requirements for Site Remediation* (N.J.A.C. 7:26E) dated February 3, 2003. This assessment was also conducted in accordance with the American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Designation E 1527-00). This report is exclusively for the use of the Roseland Property Company and its assigns, and is not for the use, nor may it be relied upon by any other person or entity. Findings of this assessment are based upon a visual reconnaissance of the subject property conducted on September 28 and October 5, 2005, and supplemental background research conducted by EcolSciences, Inc. This research included:

- Review of title and deed records, examination of site-specific historical aerial photographs and historical fire insurance maps, and review of past land use practices to characterize pre-existing conditions;
- Review of Federal, State, and local records that document potential environmental concerns on and in the immediate vicinity of the subject property;
- Identification of known or suspected hazardous waste sites, permitted hazardous waste facilities, active or inactive solid waste facilities, and nearby spill case sites with respect to the subject property.

An overview of the information presented in this *Phase I Environmental Assessment/Preliminary Assessment Report* is as follows. A description of the regional site location and physical features, including a brief description of the current site conditions and operations, appears in Section 2. Ownership and operational history are discussed in Section 3. A detailed description and analysis of the existing environmental conditions based on the inspection of the property appears in Section 4. Documented hazardous waste and spill case sites that could potentially impact the environmental quality of the subject property are discussed in Section 5. Potential areas of environmental concern identified as part of the Preliminary Assessment process are then presented and discussed in Section 6. Section 7 summarizes the findings of this assessment and makes necessary recommendations.

It should be noted that this summary report does not represent a warranty or guarantee of the environmental condition of the subject property, as indicated in Section 8 (Limitations) of this report. No soil, water, or air samples were collected as part of the Preliminary Assessment process.

## 2. ENVIRONMENTAL SETTING

The following sections describe the environmental setting of the subject property. This overview of the environmental setting includes a description of the site boundaries and a summary of the physical features of the property. Site geology, hydrogeology, and hydrology are also described. Figure 1 presents the regional site location on the United States Geological Survey (USGS) 7.5-minute topographic quadrangle map. Figure 2 shows the tax mapping for the subject properties within the Liberty Landings Redevelopment Area. Figure 3 presents the general site layout.

### 2.1 Site Description

The Liberty Landings Redevelopment Area is a 21± acre parcel of urban land located within Jersey City in Hudson County, New Jersey. The general area of the Liberty Landings project site is bounded to the north by Grand Street, bounded to the east by Skinner Memorial Drive (a.k.a. formerly the Foot of Jersey Avenue), bounded to the south by Liberty State Park, and bounded to the west by the New Jersey Turnpike. A listing of the various Blocks and Lots that comprise those portions of the Liberty Landings Redevelopment Area subject to investigation is as follows:

Block	Lot	Street Address	Property Size (Acres)
60	19H	52-68 Aetna Street	9.64
60	19Q	325 Skinner Memorial Drive	0.84
60	19R (Southern Portion Only)	325 Skinner Memorial Drive	5.35
2145	41N	(Hudson River and New York Bay)	1.02
2145	41Q	Jersey Avenue	1.84
2145	41T	41-63 Aetna Street	1.04
2145	19G	Incorporated into Block 2145, Lot 41T	-
2145	63	Johnson Avenue	1.27

### 2.2 Physical Features

The physical features of the subject property, including a brief description of the on-site improvements and exterior grounds, are summarized below:

- **Site Area** – The total area of the subject property encompasses approximately 21.0 acres.
- **Property Configuration** – The Liberty Landings Redevelopment Area is irregular in shape and is generally located to the west of Skinner Memorial Drive. Aetna Street bisects the southern third of the redevelopment area from east to west. Overall, the roadway frontage of the subject property is limited. Block 60, Lot 19Q has 200 feet of

roadway frontage along the west side of Skinner Memorial Drive, Block 60, Lot H has 213± feet of roadway frontage along the north side of Aetna Street, and Block 2145, Lot 41T has 268± feet of roadway frontage along the south side of Aetna Street. Additionally, the railroad right-of-way for the New Jersey Transit Hudson Light Rail passenger trolley bisects the subject property across Block 60, Lot 19Q.

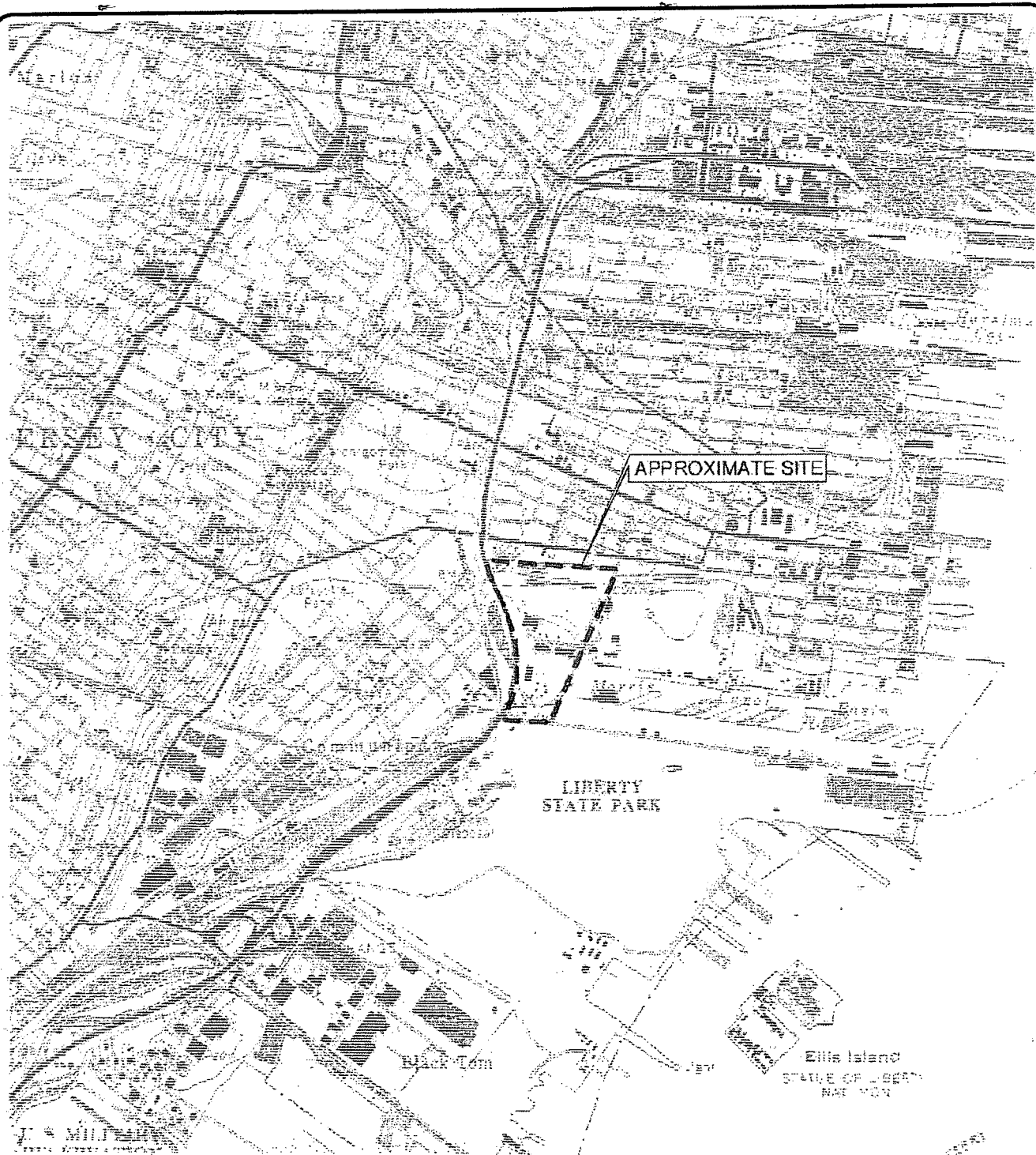
- **Site Improvements** – Most of the subject property consists of urban land that in the past housed several industrial operations. Block 2145, Lot T at 41-63 Aetna Street contains a vacant single-story masonry and brick structure that previously housed a lead smelter, i.e., Pittsburgh Metals.
- **Easements** – According to the tax mapping of Jersey City, an easement for an 84-inch diameter sanitary sewer bisects Block 60, Lot 19H from north to south. This sewer main leads to an outfall near the mouth of Mill Creek.
- **Nearest Cross Street** – The intersection of Aetna Street and Skinner Memorial Drive is located within the southeast portion of the subject property. The other nearest cross street with respect to the subject property is the intersection of Skinner Memorial Drive and Grand Street 0.1 mile to the north.
- **Surrounding Land Use** – The subject property lies within a commercial and evolving residential neighborhood that borders Skinner Memorial Drive. The recently completed Jersey City Medical Center is located along the west side of the intersection of Skinner Memorial Drive and Grand Street, while residential housing under development is located along east of this intersection. Two businesses, a concrete batch plant operated by Eastern Concrete Materials, Inc., and a recycling center operated by Hugo Neu Schnitzer East, are located opposite the subject property along the east side of Skinner Memorial Drive. Liberty State Park is located nearby to the south.

### 2.3 **Topography**

The subject property is relatively flat and has a topographic elevation of approximately 10 feet above mean sea level. The entire subject property is filled land and has a slight slope toward the east-southeast in the general direction of the Morris Canal Basin, which is located immediately off site to the southeast.

### 2.4 **Site Geology**

The City of Jersey City, inclusive of the subject property, is located within the eastern section of the Piedmont Physiographic Province of New Jersey. In New Jersey, the Piedmont begins south of Suffern, New York and runs approximately 1,000 miles southwest through New Jersey and Pennsylvania where it is separated from a similar formation that extends through Maryland and Virginia. The Piedmont occupies approximately 21 percent of the land area in the State. It is underlain by typically red or brownish-red, northwestward-dipping



SOURCE: U.S.G.S. 7.5 MINUTE QUADRANGLE, CENTRAL PARK  
NEW YORK-NEW JERSEY, PHOTOREVISED 1979

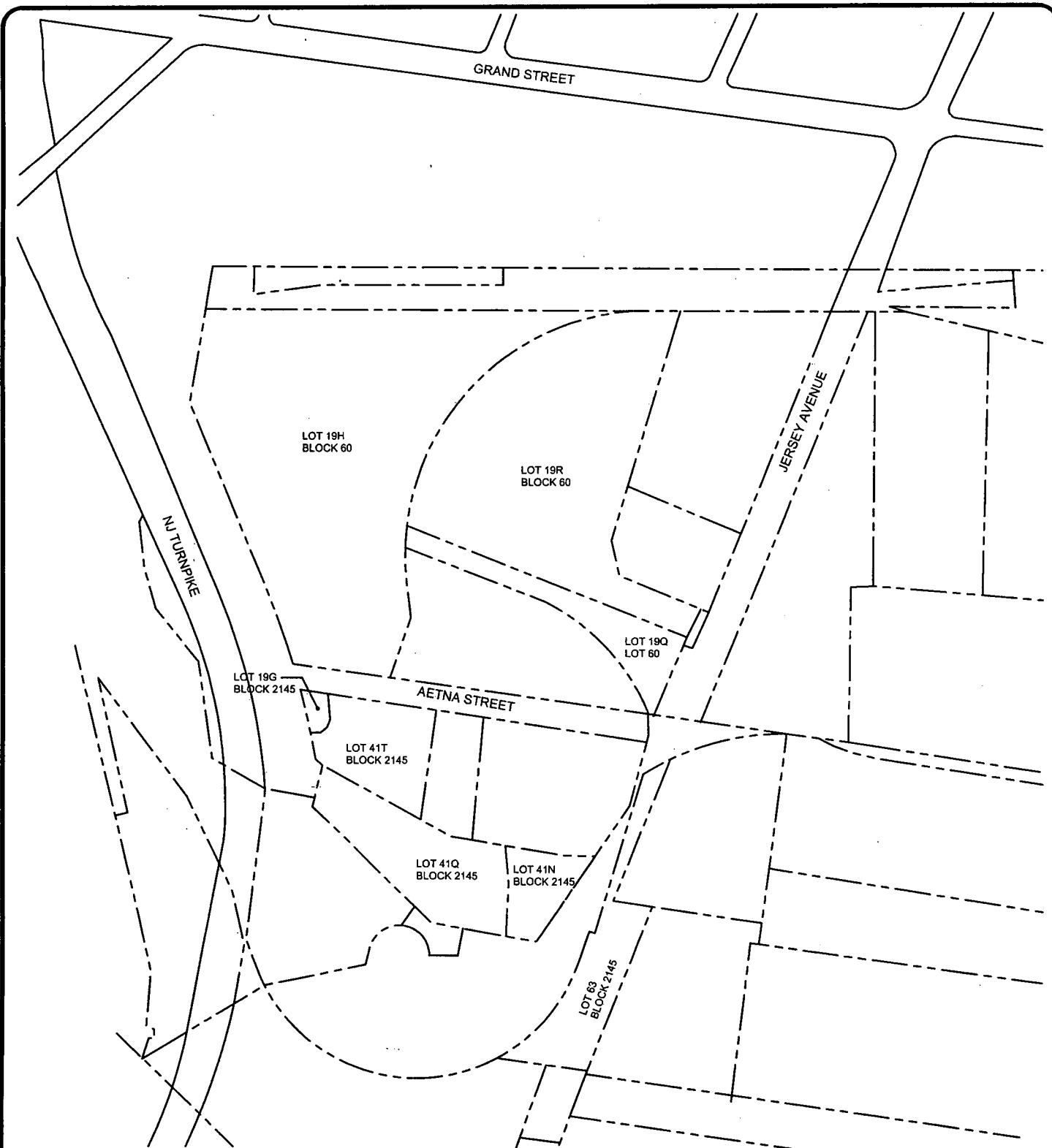
FIGURE 1: REGIONAL SITE LOCATION  
LIBERTY LANDINGS REDEVELOPMENT AREA

CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY



**EcolSciences, Inc.**  
Environmental Management & Regulatory Consultancy

DESIGNED BY AS	DRAWN BY VM	CHECKED BY VM	DATE 10/12/05
PROJECT NO AS SHOWN	PROJECT NO HM05-211	1	



SOURCE: TAX MAP INFORMATION BASED ON CITY OF JERSEY CITY TAX MAPS. PROPERTY INFORMATION IS APPROXIMATE.

TITLE:

**FIGURE 1: TAX MAP  
LIBERTY LANDINGS REDEVELOPMENT AREA**

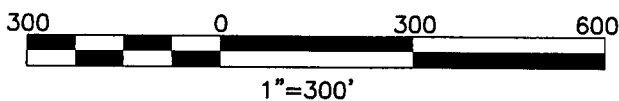
**CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY**

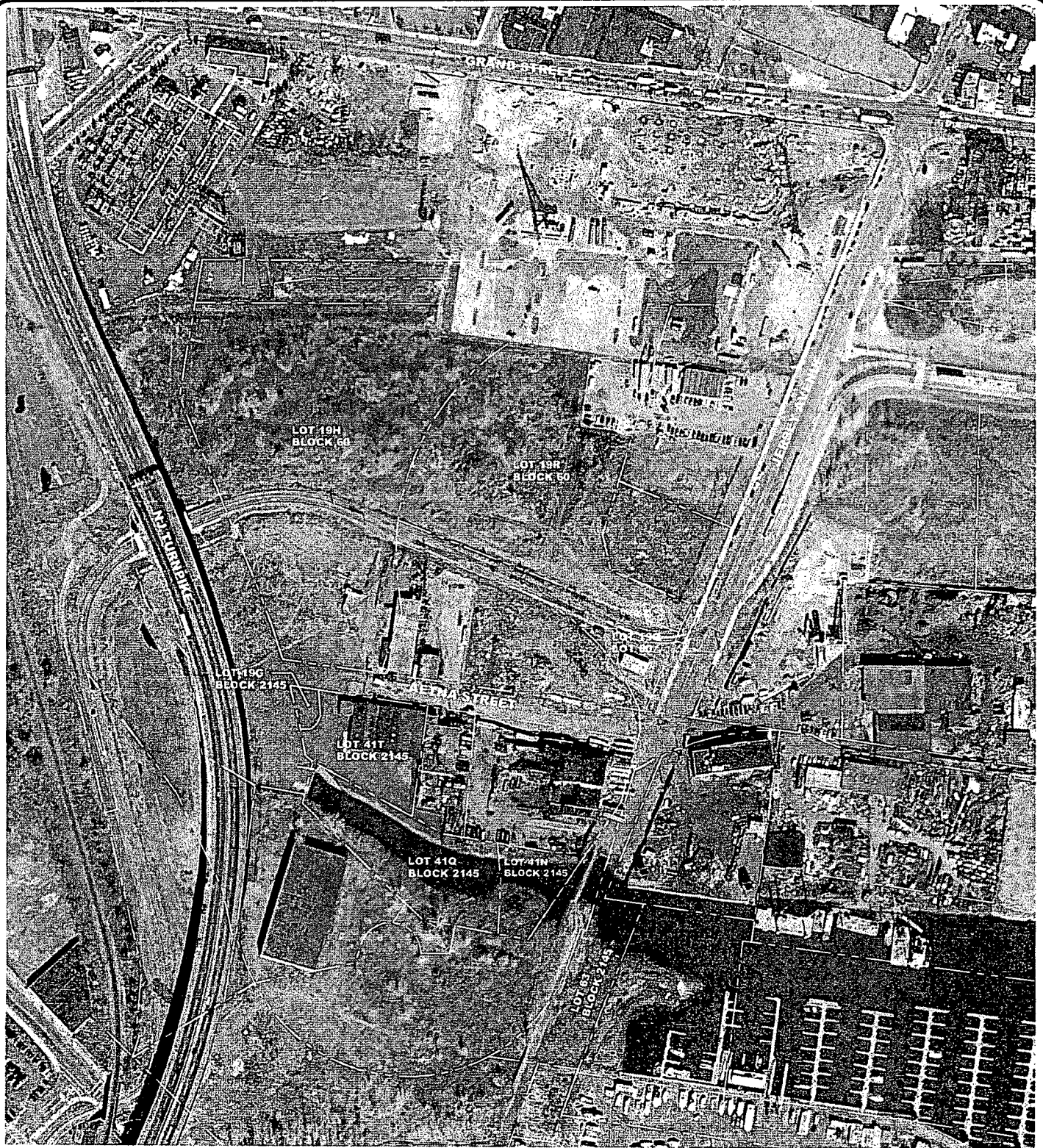


**EcolSciences, Inc.**  
Environmental Management & Regulatory Compliance

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DATE: <b>10/12/05</b>	SCALE: <b>AS SHOWN</b>	PROJECT NO.: <b>HW05-211</b>	

**NORTH**





SOURCE: TAX MAP INFORMATION BASED ON CITY OF JERSEY CITY TAX MAPS. PROPERTY INFORMATION IS APPROXIMATE.

NORTH



TITLE:

FIGURE 2: GENERAL SITE LAYOUT  
LIBERTY LANDINGS REDEVELOPMENT AREA

CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY



**EcolSciences, Inc.**  
Environmental Management & Regulatory Compliance

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DATE: 10/12/05	SCALE: AS SHOWN	PROJECT NO: HW05-211	

### 3. HISTORY

Available information pertaining to site history was reviewed by EcolSciences to identify potential areas of environmental concern resulting from past operations and land use practices on and nearby the subject property. Site history was compiled by reviewing municipal files, interviewing municipal officials, reviewing available deed/title information, and examining historical aerial photographs, maps, and directories. The following sections describe the findings of EcolSciences' historical review, including a summary of the property ownership and detailed interpretations of available historical maps and aerial photographs.

#### 3.1 Ownership and Operational History

Review of the tax ledgers at the City of Jersey City Tax Assessor's Office shows that all Blocks and Lots that comprise the properties within the Liberty Landings Redevelopment Area that were the subject of EcolSciences' Preliminary Assessment are currently owned by Jersey City. The City has a mailing address of 280 Grove Street, Jersey City, New Jersey 07302. Attachment A contains a copy of the tax ledgers for the subject property.

#### 3.2 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps, produced by the Sanborn Map Company, are fire insurance maps that depict general building construction and usage; fire protection measures, heating methods, hazardous material storage areas, and certain underground storage tanks. These maps have been prepared nationwide for most historically urbanized areas. Review of the Sanborn Fire Insurance Map Inventory (Attachment B), which is owned by Environmental Data Resources, Inc. (EDR), revealed that Sanborn Map coverage is available for the area of the subject property for the years 1885, 1896, 1906, 1911, 1938, 1950, 1951, 1979, 1984, 1985, 1990, 1993, 1994, and 1995. However, the 1985 through 1994 Sanborn Maps of the subject property are similar and are updated versions of the 1979 Sanborn Map. The following table presents a summary of the past conditions depicted on the available Sanborn Maps for each Block and Lot that comprise the subject property within the Liberty Landings Redevelopment Area.

Property Designation (Lot)	Past Land Use
Lot 19H	The 1885 Sanborn Map sheets show that, in 1885, Lot 19H at 52-68 Aetna Street was vacant. The Morris Canal bounded Lot 19H to the north for its entire length. Four "paper streets," Morris, Essex, Bergen, and Dudley Streets, were shown crossing this lot in an east to west direction, while a fifth paper street, Allen Street was shown as bounding this lot to the west.



Property Designation (Lot)	Past Land Use
Lot 19H	<p>By 1906, the northern portion of Lot 19H had been developed with a coal wagon shed that that was operated by the Hudson Coal Company. Four railroad sidings terminated at the central portion of this lot, and the Morris Canal still bounded this parcel to the north. By 1938, the Edgewater Railroad had been built along the south side of the Morris Canal. A railroad "Car Loading Platform" had also been built alongside the four railroad sidings. By 1938, a large building had been constructed within the central portion of Lot 19H that housed the Colwell Cooperage Company and contained a lumber storage area. The 1950 Sanborn Map shows the continuing operation of the Colwell Cooperage; however, the northern portion of Lot 19H is not shown on these map sheets. By 1979, the Colwell Cooperage had been replaced by a warehouse and storage yard, and a gasoline underground storage tank was shown at the south side of this storage yard. Finally, by 1979, the northern sections of Lot 19H were vacant. The Edgewater Railroad remained along the north side of the lot; however, by 1979, only portions of the Morris Canal remained intact.</p>
Lot 19Q	<p>The 1885 Sanborn Map sheet shows that, at that time, Lot 19Q at 325 Skinner Memorial Drive was vacant and shown to be bisected by two paper streets, Bergen and Monmouth Streets. Lot 19Q remained vacant in 1906. Between 1938 and 1950, several railroad sidings bisected this lot from north to south; no other railroad activities were shown on site. By 1979, Lot 19Q was vacant.</p>
Lot 19R	<p>The 1885 Sanborn Map sheets show that, in 1885, Lot 19R at 325 Skinner Memorial Drive was vacant. The Morris Canal bounded Lot 19R to the north for its entire length. Three paper streets, Morris, Essex, and Bergen Streets, were shown crossing this lot in an east to west direction, while a fourth paper street, Varick Street was shown as bounding this lot to the east. The Morris Canal bounded Lot 19R for its entire length to the north. By 1906, a "Coal Dump" that was operated by the Hudson Coal Company and served by three railroad sidings, occupied the northern and central portions of this lot. These railroad sidings were operated by the Central Railroad of New Jersey, which also operated a main spur of the railroad within the right-of-way of Jersey Avenue, now called Skinner Memorial Drive, to the east of Lot 19R. By 1938, the Edgewater Railroad had been built along the south side of the Morris Canal. Additionally, at that time, the northeast corner of Lot 19R was occupied the Schiavone-Bonomo Corporation, a steel fabricator/erector. The western-most portion of the Schiavone-Bonomo facility contained an overhead traveling crane. The central portions of this facility housed a garage and a steel fabrication shed that was clad with metal sheeting, while the northeast corner of the facility housed a wood working shop for the production of templates to cut the steel.</p>

Property Designation (Lot)	Past Land Use
Lot 19R	In 1938, one gasoline underground storage tank was shown to the south of the garage/steel erecting shed. The Schiavone-Bonomo facilities were bounded to the east by the A. Capopreso Company scrap iron yard. The Edgewater Railroad and portions of the Morris Canal still bounded Lot 19R <i>circa</i> 1938. By 1950, the Schiavone-Bonomo Corporation had vacated the northwest corner of Lot 19R, and the A. Capopreso Company within the northeast corner of this Lot was operated as a scrap rubber yard. A gasoline underground storage tank was shown alongside the west side of the scrap rubber warehouse. By 1950, the Morris Canal to the north had been filled and three railroad spurs of the Edgewater Railroad and Canal Street been built within the former canal bed. By 1979, the A. Capopreso Company has ceased operations and the former scrap rubber warehouse had been replaced by three scrap metal warehouses that were operated by the Hartz Brothers. In 1979, the southern portions of Lot 19R housed a second salvage yard with two small scrap iron warehouses. A railroad siding crossed to the north of this salvage yard, beyond which were "Coal Piles."
<b>Block 2145</b>	
Lot 41N	The 1885 and 1906 Sanborn Maps show that, during that time period, Lot 41N with a street address listed as the Hudson River and NY Bay was within the riparian limits of Mill Creek. Past land use conditions on Lot 41N are not depicted on the later Sanborn Maps.
Lot 41Q	The 1885 and 1906 Sanborn Maps show that, during that time period, Lot 41Q along Jersey Avenue was within the riparian limits of Mill Creek. Past land use conditions on Lot 41N are not depicted on the later Sanborn Maps.
Lot 41T	The 1885, 1906, and 1938 Sanborn Maps show that, during that time period, Lot 41T at 41-63 Aetna Street was within the riparian limits of Mill Creek. By 1950, this Lot was shown as a metal smelting and refining facility that had an attached metal supply warehouse. The buildings that were within the footprint of the metal smelter were still shown on the 1994 Sanborn Map.
Lot 63	Lot 63 at the northeast side of Johnson Avenue is a narrow strip of land that, between 1885 and 1979 was alongside the railroad right-of-way of the Central Railroad of New Jersey that was located in the footprint of Jersey Avenue (now called Skinner Memorial Drive).

Sanborn Maps were also reviewed to establish the historical use of the surrounding lands. An overview of the land use conditions depicted on these maps is as follows:

- **North** - *Circa* 1885 through 1938, Block 60, Lots 19H and 19R were bounded to the north by the Morris Canal. By 1906, a railroad spur associated with the Edgewater Railroad had been built parallel to the south side of the canal, and Canal Street had been built parallel to the north side of the canal. By 1950, the Morris Canal had been filled and three railroad spurs of the Edgewater Railroad and Canal Street been built within the former canal bed. The railroad spurs and Canal Street were still shown on the 1994 Sanborn Map sheets.
- **South** - *Circa* 1886, nearby lands to the south of the Liberty Landings Redevelopment Area and south of Mill Creek were encompassed by railroad sidings associated with the Lehigh Valley Terminal Railway Company. By 1911, the nearby operations of the Lehigh Valley Terminal Railway Company had expanded and included an "Engine House," cattle pens, and a timber storage yard. Johnston Avenue had been built along the south side of the railroad yard by 1951, and *circa* 1969, a warehouse had been built near the southwest corner of the subject property. The railroad facilities were still shown on the 1995 Sanborn Map.
- **East** - *Circa* 1885, the Liberty Landings Redevelopment Area was bounded to the east by Jersey Avenue, which was a "paper street" at that time. Lands to the east of Jersey Avenue were undeveloped in 1885. By 1906, two railroad spurs, operated by the Central Railroad of New Jersey had been built within the right-of-way of Jersey Avenue. Nearby lands to the east contained several small freight warehouses of the Central Railroad of New Jersey and the ruins of an ice house that was destroyed by fire. Bulkheads of the Tidewater Basin (a.k.a. the Morris Canal Basin) had been built by 1906, and the Washburn Brothers Cement, Lime and Brick Company occupied the north side of the Tidewater Basin. By 1938, the Schiavone-Bonomo Scrap Metal Yard had been built at the northwest corner of the Tidewater Basin. The Washburn Brothers Masonry Yard remained to the east of the scrap yard. The scrap metal and masonry yards remained through *circa* 1950. By 1979, the Washburn Brothers Masonry Yard had been replaced by a drilling company storage yard, i.e., Warren George, Inc. The Schiavone-Bonomo Scrap Yard and Warren George, Inc. were still active *circa* 1994.
- **West** - *Circa* 1886, nearby lands to the west of the Liberty Landings Redevelopment Area were encompassed by railroad sidings associated with the Lehigh Valley Terminal Railway Company. Sometime between 1950 and 1979, the New Jersey Turnpike - Newark Bay - Hudson County Extension had been built immediately to the west of the subject property between Mill Creek and the railroad yard of the Lehigh Valley Terminal Railway Company. The railroad facilities were still shown on the 1995 Sanborn Map.

- **Aetna Street Properties** – Several properties along Aetna Street are out parcels; these include Block 2145, Lots 41S and 41R along the south side of the street, and Lots 19L through 19P along the north side of the street. *Circa* 1885, Aetna Street was still a “paper street.” The Sanborn Map sheets indicate that the off-site properties along Aetna Street remained vacant between 1885 and 1906. By 1938, the property at the northwest corner of Aetna Street had been developed to house the Mitchell-Rand Manufacturing Company, a manufacturer of insulating and waterproofing materials. The buildings of Mitchell-Rand Company were later occupied by RFE Industries. The 1979 Sanborn Map shows that, by that time, the property at the southwest corner of Aetna Street and Jersey Avenue was occupied by a building that was shown as a “Chemical Works.” These “Chemical Works” were still depicted on the 1994 Sanborn Map.

### 3.3 **Aerial Photographs**

Historical aerial photographs were reviewed by EcolSciences to identify past land use practices. The earliest readily obtainable aerial photograph showing the subject property is dated April 6, 1940 (Print No. 12-192). Additional aerial photographs were also examined including photographs dated April 28, 1947 (Print No. NJ-196), April 7, 1959 (Print No. JER-7W-29), April 7, 1969 (Print No. 1752-30-1518), and April 9, 1977 (Print No. NJTA-1-120). An aerial photograph taken in 2002 was obtained from the NJDEP Bureau of Information and Analysis, Geographic Information System (GIS) Database and shows that, at that time, conditions on the subject property and on the adjoining properties appeared mostly similar to those observed at the time of EcolSciences’ site reconnaissance.

The following table presents a summary of the past conditions observed on the above-referenced aerial photographs for each Block and Lot that comprise the subject property within the Liberty Landings Redevelopment Area.

Property Designation (Lot)	Past Land Use
Lot 19H	Historical aerial photographs show that, in 1940, the northern portion of Lot 19H at 52-68 Aetna Street was vacant, with prominent areas of disturbed soil apparent. At that time, the south-central portion of Lot 19H contained a warehouse building that was encircled by square fenced-in storage yard. This building was identified on the 1938 Sanborn Map as the Colwell Cooperage and cooper lumber storage yard. The southern portions of Lot 19H were vacant in 1940, and the Lot was bounded to the south and west by Mill Creek.

Property Designation (Lot)	Past Land Use
Lot 19H	<p>In 1947, conditions on Lot 19H appeared similar to those observed on the 1940 aerial photograph, although the northern portions of the Lot appeared more overgrown. By 1959, the warehouse building within the south-central area of this Lot had been demolished, although portions of the surrounding fencing remained. Southern portions of this Lot were used for truck parking. By 1959, Mill Creek to the west had been filled and the New Jersey Turnpike had been built to the west of the former drainage of Mill Creek. By 1969, a second warehouse building had been constructed within the footprint of the former coopeage. Additionally, the northern portions of Lot 19H had once again become disturbed, with a prominent borrow pit or soil pile apparent within the north-central portion of the Lot. By 1977, a small annex had been added to the southeast corner of the warehouse; additionally, by that time much of the vegetation had re-grown within the northern portions of the Lot.</p>
Lot 19Q	<p>Historical aerial photographs show that between in 1940 and 1947, a railroad siding crossed Lot 19Q from east to west, and several other sidings crossed the eastern portion of this Lot from north to south. By 1959, all railroad sidings had apparently been removed from Lot 19Q. Sometime between 1959 and 1969, a railroad siding had been reinstalled along the south side of Lot 19Q that led to the warehouse on Lot 19H. This siding remained through at least 1977. The 2002 aerial photograph shows the present-day alignment of the New Jersey Transit Hudson Light Rail as it crosses Lot 19Q from east to west.</p>
Lot 19R	<p>Historical aerial photographs show that, in 1940, the northern portion of Lot 19R at 325 Skinner Memorial Drive contained several small warehouse buildings that were encircled with two distinct fenced-in rectangular shaped storage yards. The 1938 Sanborn Map indicated that the western-most warehouse complex was the steel fabrication yard that was occupied by the Schiavone-Bonomo Corporation. Further, the 1938 Sanborn Map indicates that Schiavone-Bonomo facilities were bounded to the east by the A. Capopreso Company scrap iron yard. The central and southern portions of Lot 19R were vacant at that time, with several large areas of soil disturbance apparent. By 1947, the steel fabrication yard had been demolished and replaced by large piles of material that were identified on the Sanborn Maps as coal piles. At least one railroad siding led to the coal piles at that time. Further, the warehouse complex of the A. Capopreso Company remained along the east side of the coal piles. By 1959, the coal piles had been removed, although the railroad siding remained. A small warehouse building was apparent within the south-central portion of the Lot, and the warehouses that were shown on the 1938 Sanborn Map as the A. Capopreso Company remained within the northeast corner of the Lot. Conditions on Lot 19R appeared mostly unchanged between 1959 and 1969. However, by 1977, the warehouse within the south-central portion of the Lot had been demolished. The 2002 aerial photograph shows that, by 2002, all on-site buildings had been demolished.</p>

Property Designation (Lot)	Past Land Use
Block 2145	
Lot 41N	Historical aerial photographs show that between 1940 and 1947, Lot 41N was mostly within the riparian limits of Mill Creek. Only the northern quarter of this lot was above water. By 1959, the southern portions of Lot 41N were drained and/or filled and Mill Creek had been realigned to cross the center of the Lot from east to west. The northern portions of Lot 41N were used for storage as part of the operations of the two warehouse buildings on the adjacent properties to the north. By 1969, the south bank of Mill Creek had been filled, although no structures had been built within this portion of the lot. The subject property along the north bank of Mill Creek continued to be used for storage between 1969 and 2002.
Lot 41Q	Historical aerial photographs show that, between 1940 and 1947, Lot 41Q was still undeveloped and was mostly within the riparian limits of Mill Creek. Only the southern quarter of this lot was above water. By 1959, the northern portion of Lot 41Q had been filled and was used for storage as part of the operations of the two warehouse buildings on the adjacent properties to the north. Conditions on Lot 41Q remained mostly unchanged between 1959 and 1977, and conditions on this Lot again appeared mostly similar in the 2002 aerial photograph.
Lot 41T	Historical aerial photographs show that, between in 1940 and 1947, Lot 41T was still mostly within the riparian limits of Mill Creek. From <i>circa</i> 1959 through 2002, a large warehouse building has occupied Lot 41T. This warehouse building was identified on the 1979 Sanborn Map as a metal smelting and refining facility that had an attached metal supply warehouse.
Lot 63	Lot 63 is a narrow strip of land that, between 1940 and 1979, was alongside a railroad right-of-way. The Sanborn Maps identify this railroad as the Central Railroad of New Jersey that was located in the footprint of Jersey Avenue (now called Skinner Memorial Drive).

#### 4. SITE ASSESSMENT

EcolSciences' personnel conducted a site inspection on September 28 and October 5, 2005 to identify potential areas of environmental concern resulting from past or present land use practices and/or facility operations. Figure 3, previously presented, depicts the general site layout. Attachment C contains representative photographs of the on-site features noted during the site inspection. The following subsections provide a discussion of site-specific potential areas of concern examined during EcolSciences' inspection.

##### 4.1 Existing Site Conditions and Current Operations

The Liberty Landings Redevelopment Area is a 21± acre parcel of urban land located within Jersey City in Hudson County, New Jersey. The general area of the Liberty Landings project site is bounded to the north by Grand Street, bounded to the east by Skinner Memorial Drive (a.k.a. formerly the Foot of Jersey Avenue), bounded to the south by Liberty State Park, and bounded to the west by the New Jersey Turnpike. Figure 2 presents the tax mapping of the subject property. A listing of the various Blocks and Lots that comprise those portions of the Liberty Landings Redevelopment Area subject to investigation is tabulated below:

Block	Lot	Street Address	Property Size (Acres)
60	19H	52-68 Aetna Street	9.64
60	19Q	325 Skinner Memorial Drive	0.84
60	19R (Southern Portion Only)	325 Skinner Memorial Drive	5.35
2145	41N	(Hudson River and New York Bay)	1.02
2145	41Q	Jersey Avenue	1.84
2145	41T	41-63 Aetna Street	1.04
2145	19G	Incorporated into Block 2145, Lot 41T	-
2145	63	Johnson Avenue	1.27

Overall, the roadway frontage of the subject property is limited. Block 60, Lot 19Q has 200 feet of roadway frontage along the west side of Skinner Memorial Drive, Block 60, Lot H has 213± feet of roadway frontage along the north side of Aetna Street, and Block 2145, Lot 41T has 268± feet of roadway frontage along the south side of Aetna Street. Additionally, the railroad right-of-way for the New Jersey Transit Hudson Light Rail passenger trolley bisects the subject property across Block 60, Lot 19Q.

The current site conditions within the subject property are shown on Figure 3. The base map of Figure 3 is a photograph taken in 2002 that was obtained from the NJDEP Bureau of Information and Analysis, Geographic Information System (GIS) database. A description of the existing site conditions within each Block and Lot that comprise the subject property within the Liberty Landings Redevelopment Area is as follows:

Lot	Site Description
<b>Block 60</b>	
19H	<p>Lot 19H at 52-58 Aetna Street is the western-most parcel within the Liberty Landings Redevelopment Area. This parcel is fenced on three sides, with access to this site gained from beneath the elevated New Jersey Turnpike. The New Jersey Turnpike lies to the west of this Lot, and the Lot is bisected from east to west by the New Jersey Transit – Hudson Light Rail. A drainage ditch along the south side of the railroad corridor collects storm water runoff from along the railroad and discharges to the drainage culvert of Mill Creek along the western perimeter of this Lot.</p> <p>The southern portion of Lot 19H contains an asphalt and gravel parking area that leads to an abandoned single-story building. This building is the remaining annex of a former warehouse that was once present on site. This warehouse annex is a single-story building with metal walls and roofing that is set on a concrete slab.</p> <p>The northern portions of Lot 19H consist of vacant land that is partially overgrown with vegetation. This parcel appears to be filled land, with much of the fill consisting of a black fine soot or ash-like material. Numerous badly deteriorated 55-gallon drums were observed buried throughout the northern portion of this parcel.</p>
19Q	<p>Lot 19Q at 325 Skinner Memorial Drive is a linear parcel that bounds Lot 19R to the south. This parcel contains the railroad track of the New Jersey Transit – Hudson Light Rail. The southeast corner of this Lot also contains an electrical substation for the Light Rail, i.e., Traction Power Substation R1. Both sides of the Light Rail corridor contain scrub vegetation.</p>
19R	<p>Lot 19 R at 325 Skinner Memorial Drive is a vacant, overgrown parcel. Similar ash-like fill material was observed on this Lot, and several large surface areas contained coal fragments.</p>
<b>Block 2145</b>	
41N	<p>Lot 41N is located along the southern portion of the Liberty Landings Redevelopment Area and is bisected from east to west by Mill Creek. The southern portion of this parcel is undeveloped and heavily overgrown with vegetation. However, the northern bank of Mill Creek was used for storage as part of the former operations of the adjacent Tempeste &amp; Son recycling/automobile salvage business.</p>



Lot	Site Description
<b>Block 2145</b>	
41Q	Lot 41Q is located to the east of Lot 41N, and is bisected from east to west by Mill Creek. As was the case with Lot 41N, the southern portion of this parcel is undeveloped and heavily overgrown with vegetation. However, the northern bank of Mill Creek was used for storage as part of the former operations of the adjacent Pittsburgh Metal and Graphics Company.
41T	Lot 41T at 41-43 Aetna Street has been completely developed and formerly housed the Pittsburgh Metal and Graphic Company, a secondary lead smelter. This parcel contains a single-story office/warehouse type building of masonry and steel construction that is set on a concrete slab foundation. A large metal warehouse structure is attached to the west side of this building. Limited asphalt-paved parking is located along the north side of the building and gravel parking areas are located along the south and west side of the building.
63	Lot 63 at the northeast corner of Johnson Avenue is a narrow undeveloped parcel that separates the Liberty Landings project site from the adjoining Morris Canal Basin.

#### 4.2 Utilities

Utilities serving the subject property were identified where possible through visual observation and discussions with site representatives, municipal officials, and utility company officials. On-site production or potable wells, sewage disposal systems (current or former septic systems, dry-wells, or seepage pits), potential sources of polychlorinated biphenyls (PCBs), and heating systems and their associated fuel source were identified if present and visually apparent on the subject property. A description of the utilities serving the site is as follows:

- **Water Supply** – Municipal water supply is provided by the City of Jersey City. No potable water supply wells were observed on site, however, monitoring wells have been installed on Block 2145, Lot 41T and on Block 60, Lot 19H to assess the potential impacts of the past lead smelting operations of the Pittsburgh Metals and Graphics Company upon the underlying groundwater.
- **Wastewater** – Sanitary wastewater from the developed portions of subject property is discharged to the municipal sanitary sewers. An 84-inch diameter sanitary sewer is located within an easement that crosses Block 60, Lot 19H. This sanitary sewer leads to an outfall on Block 2145, Lot 41Q at the open headwaters of the Mill Creek drainage culvert. According to site plans provided by others, this outfall is only used as an emergency bypass.

- **Electric Service** – Public Service Electric & Gas (PSE&G) provides the electric service to the properties within the Liberty Landings project site. According to past contacts with PSE&G representatives, all electrical transformers without a “Non-PCB” label are assumed to contain residual traces of PCBs in the transformer oil at concentrations not exceeding 500 parts per million. A listing of the locations of the pole-mounted transformers on and immediately adjacent to the subject property is as follows:

Transformer Location	Utility Pole Number	Number of Transformers	Transformer Contents Labeled as “Non-PCB”
52-68 Aetna Street (On Site on Block 60, Lot 19H)	A69776	3	Yes
Aetna Street (Adjacent Off Site)	65662 JC	1	Yes
	Not Numbered	3	Yes
	65660 JC	3	No
	61743 JC	3	Yes
	72131	1	Yes

One pad-mounted electrical transformer was also located at the northeast side of the former Pittsburgh Metals and Graphics facility at 52-68 Aetna Street. No areas of significant staining were observed on or beneath these transformers. Finally, given the age of the Pittsburgh Metals building, any ballast units in the overhead fluorescent lighting and mercury vapor lighting may be a potential source of PCBs.

- **Natural Gas Service** – The properties along Aetna Street are heated by natural gas. PSE&G is also the natural gas purveyor.

#### 4.3 Storage Tanks

The identification of existing or former aboveground or underground storage tanks and other bulk storage areas including but not limited to silos, rail cars, and tanker trucks, is based on visual evidence of such storage areas outside of a building (i.e., fill pipes, vent pipes, and feed/return lines), from historical documentation, and from historical fire insurance maps when available.

Specific types of underground storage tanks, including non-residential heating oil tanks over 2,000 gallons in capacity, motor fuel tanks, and tanks containing non-petroleum hazardous substances (with specific exemptions) are regulated by the NJDEP and must be registered. Conditions related to the installation, operation, and closure of such tanks are also regulated by the NJDEP. As of December 1998, all regulated tanks in New Jersey were to meet specific upgrade requirements for overfill protection, leak detection, and spill prevention to remain in compliance with the underground storage tank regulations.

### **Existing Tanks**

No aboveground storage tanks or underground storage tanks were observed on the subject property. Review of the *UST List* indicates that no underground storage tanks have been registered to the subject property or the past businesses on the subject property. The *UST List* does not confirm the presence or absence of underground storage tanks; rather, the *UST List* only contains information on those tanks that are required to be and have been properly registered with the NJDEP.

### **Historic Presence of Tanks**

Review of the Sanborn Maps shows that in 1979 a gasoline underground storage tank was located along the south side of the storage yard by the warehouse within the central portion of Block 60, Lot 19H. The 1938 Sanborn Map shows that two gasoline underground storage tanks were located on Block 60, Lot 19R. One gasoline underground storage tank was located along the south side of the steel erecting shed of the Schiavone-Bonomo Corporation, and one gasoline underground storage tank was located along the west side of the warehouse operated by the A. Capopreso Company. Further, based upon the information presented in *Preliminary Assessment Report/Site Investigation Report/Remedial Action Workplan* prepared by Melick-Tully and dated July 26, 2001, a 2000-gallon gasoline underground storage tank is present at the northwest corner of the warehouse building on Block 2145, Lot 41T at 41-63 Aetna Street. No fill port or vent for this tank was readily apparent at the time of EcolSciences' site inspection.

### **4.4 Oil and Hazardous Materials**

Practices pertaining to the past or present use, storage, or disposal of petroleum products or other hazardous materials were identified as part of the site assessment process. Areas of particular concern include but are not limited to storage pads, cabinets and closets, dumpsters, loading/unloading areas, compressor vent discharges, air discharges, surface impoundments, and lagoons. In addition, the buildings and grounds were visually inspected for evidence of potential contamination, such as stained or discolored soils, stressed vegetation, floor staining, unusual odors, illegal dumping, and groundwater monitoring wells.

The presence and/or past use of hazardous materials was readily discernable on five of the subject properties within the Liberty Landings Redevelopment Area at the time of EcolSciences' site reconnaissance. A summary of the materials observed on each property is presented as follows:

- **Block 60, Lot 19H** – Lot 19H is bisected into two parcels by the New Jersey Transit – Hudson Light Rail. The northern parcel of Lot 19H characteristically appears to be filled land, with large areas of a black fine soot- or ash-like material visible at the site surface. Numerous badly deteriorated 55-gallon drums were observed throughout this parcel, and three recently installed soil test pits were observed on site, with a buried drum exposed by each of the open test pit excavations. The southern parcel of Lot 19H is referenced as the NJ Turnpike Dump No. 5 at Jersey Avenue and Aetna Street, and was assigned a USEPA hazardous waste generators number for the disposal of small quantities of hazardous waste that were generated from cleanup activities at this site. According to contacts with the USEPA (Mr. Jim Hakler of USEPA Region II), *circa* 1992 the USEPA Emergency Response Team completed the removal of drums from the surface areas of the southern portion of Lot 19H. Mr. Hakler stated that this was only an emergency response to remove the surface drums and did not include the investigation and/or removal of any buried drums. Three drums of protective clothing labeled “PPE” were still present within the southern parcel of Lot 19H at the time of EcolSciences’ site reconnaissance.

Between *circa* 1999 and May 22, 2000, the USEPA also completed the partial remediation of contaminated soils within the southern parcel of Lot 19H. Lead contaminated soils associated with the former operations of Pittsburgh Metals and Graphics on adjoining Block 2145, Lot 41T were removed from Lot 19H and the mitigated area was backfilled with clean crushed stone. This removal action is further discussed in Section 5.

- **Block 60, Lot 19R** – Lot 19R is contiguous with Lot 19H. Similar ash-like fill material was observed within this lot, and coal fragments were observed within several large areas of this Lot. Lot 19R was significantly more overgrown than Lot 19H, and no buried drums were observed on this parcel.
- **Block 2145, Lot 41N** – Lot 41N is part of NJDEP Hudson County Chromate Waste Site 165, and the NJDEP was in the process of removing chromate waste contaminated soil from the stream bank of Mill Creek at the time of EcolSciences’ site reconnaissance.
- **Block 2145, Lot 41Q** – The northern stream bank of Mill Creek in Lot 41Q is also part of NJDEP Hudson County Chromate Waste Site 165. According to conversations with the NJDEP Site Coordinator, Mr. Miguel A. Garces, the NJDEP is in the process of removing chromate waste from all properties included in Hudson County Chromate Waste Sites 91, 165, and 191, inclusive of those lots that are part of the Liberty Landings Redevelopment Area.

- **Block 2145, Lot 41T** -Lead and PCB contamination has been documented in the soils at Lot 41T. Pittsburgh Metals & Graphics at 41-59 Aetna Street on Lot 41T was a former secondary lead smelting facility. The USEPA completed a Preliminary Assessment of this facility on June 30, 1986 and completed a Site Inspection on September 28, 1988. Based upon the Preliminary Assessment and Site Inspection findings, the USEPA conducted a removal action which entailed the decommissioning of the Pittsburgh Metals & Graphics facility and the removal of two feet of lead contaminated soil from along the south and west sides of the on-site buildings. This removal action was completed on May 22, 2000, and is further discussed in Section 5. It should be noted that the former Pittsburgh Metals & Graphics facility has placards to alert employees that hazardous concentrations of lead and cyanide were used at this facility. Consequently, the building interior of the vacant Pittsburgh Metals & Graphics facility on Lot 41T was not entered as part of EcolSciences' site inspection.

#### **4.5 Radon**

Radon is a colorless, odorless, tasteless, radioactive gas that occurs naturally in soil, groundwater, and outdoor air. An elevated radon concentration is defined as being at or above the Federal guideline of 4 picoCuries per liter (pCi/L). Using the results of a study done in 1987, NJDEP divided New Jersey into three tiers, reflecting the need for testing of structures based on the risk of radon exposure. The radon tier classification system was updated by the NJDEP in December 2004 with the issuance of the *Radon Tier Assignment Report*.

Buildings are believed to have the greatest potential for elevated indoor radon levels in Tier 1 areas, and testing has shown that at least 25 percent of the structures exhibited levels of at least 4 pCi/L. Less of a potential for elevated radon levels exists in Tier 2 areas; between five and 24 percent of the structures exhibited levels of at least 4 pCi/L. Major radon problems are not indicated in Tier 3 areas. NJDEP recommends testing in Tier 1 and Tier 2 areas. In addition, New Jersey regulations require specific radon-resistant construction techniques in Tier 1 areas.

EcolSciences' review of NJDEP radon database shows that the subject property is situated within a portion of New Jersey that has been designated as a Tier 3 area. Therefore, no radon testing and/or radon resistant construction would be recommended for new residential structures that would be built on-site.

#### **4.6 Asbestos**

Asbestos is a group of fibrous, naturally occurring silicate minerals including chrysotile, crocidolite, amosite, anthophyllite, tremolite, and actinolite. By USEPA definition, asbestos-containing materials are those materials or products that contain more than one percent asbestos by volume. The three general categories of asbestos-containing building materials include surfacing materials, thermal systems insulation, and miscellaneous materials such as floor tiles, ceiling tiles, roofing shingles, tar, and felt, concrete-based piping, wallboard, outdoor siding, and fabrics.

Based upon the information presented in *Preliminary Assessment Report/Site Investigation Report/Remedial Action Workplan* prepared by Melick-Tully and dated July 26, 2001, potential sources of asbestos-containing materials within the building on Block 2145, Lot 41T include the insulation on the overhead steam pipes in the warehouse, vinyl floor tiles in the office portion of the building, and the built-up asphalt roofing materials on the office portion of the building. An asbestos audit must be performed and all asbestos-containing materials must be removed from the on-site buildings prior to any future demolition activities.

It should be noted that EcolSciences' Phase I Environmental Assessment is not a detailed asbestos survey. It is possible that asbestos materials may be present within some building areas (e.g., beneath carpet, behind permanent fixtures or walls, material inside equipment, under floors, and in areas hidden from view), which were not apparent and/or accessible to EcolSciences' personnel during the site inspection.

#### **4.7 New Jersey Industrial Site Recovery Act (ISRA) Applicability**

The New Jersey Environmental Cleanup Responsibility Act (ECRA) became effective on December 31, 1983. As of that date, industrial establishments as defined by the Act were required in certain instances to file environmental assessments for their respective properties and, if necessary, perform site investigations and remediation, as a precondition to transferring ownership or closing operations. On June 16, 1993, ECRA was amended by the Industrial Site Recovery Act (ISRA).

The ISRA process involves an initial two-part evaluation to determine whether a particular business is subject to ISRA regulations. First, the particular business must be an "Industrial Establishment." An Industrial Establishment means any place of business or real property at which business is conducted having the *North American Industry Classification*

*System* (NAICS) codes listed in Appendix C of the *Industrial Site Recovery Act Rules* (N.J.A.C. 7:26B), and published in 2002 by the United States Office of Management and Budget, ISBN 0-934213-87-9 NTIS PB2002-502024. Second, a determination must be made that a particular place of business is engaged in operations involving the generation, manufacture, refining, transportation, treatment, storage, handling, or disposal of hazardous substances.

Except for leased properties, an Industrial Establishment includes all of the Block(s) and Lot(s) upon which the business is conducted and those contiguous Block(s) and Lot(s) controlled by the same owner or operator that are vacant land, or that are used in conjunction with the business operations. For leased properties, the Industrial Establishment includes the leasehold and any external tanks, surface impoundments, septic systems, or any other structures, vessels, or units that provide, or are utilized, for hazardous substances and wastes to or from the leasehold.

Most of the subject property is vacant land that would not be subject to regulation under ISRA statutes. However, the former operations of Pittsburgh Metals & Graphics on Block 2145, Lot 41T would be assigned under NAICS Code 331492 which is an ISRA-applicable code. Consequently, Pittsburgh Metals & Graphics should have been subject to ECRA/ISRA regulations when the facility ceased operations *circa* 1992. Contact with the NJDEP Bureau of Risk Management, Case Assignment Section (Jim Bono, October 13, 2005) revealed that the NJDEP does not have a record for an ECRA/ISRA submission for Pittsburgh Metals & Graphics or any other business establishment on Lot 41T. In December of 1999, the Jersey City Redevelopment Agency entered into a Memorandum of Agreement (MOA No. 99-12-02-0128-21) with NJDEP to investigate potential contamination on the properties along Aetna Street, inclusive of the Pittsburgh Metals & Graphics facility.

## **5. OVERVIEW OF ON-SITE REMEDIATION ACTIVITIES**

Remedial actions have been conducted by the United States Environmental Protection Agency (USEPA) on three properties within the Liberty Landings Redevelopment Area that are the subject of this Preliminary Assessment. The USEPA has decommissioned the former Pittsburgh Metals and Graphic Company facilities on Block 2145, Lot 41T, has completed a limited drum removal action and mitigated lead-contaminated soils on Block 60, Lot 19H and has addressed chromate waste contamination of Block 2145 Lot Q. An overview of these remedial activities is provided in the following subsections.

### **5.1 Remedial Activities Conducted on Block 2145, Lot 41T**

The former Pittsburgh Metals & Graphics Company at 41-59 Aetna Street was a former secondary lead smelting facility. The nature of the on-site smelting operations and past violations for hazardous waste handling and disposal practices caused the Pittsburgh Metals & Graphics Company to be listed as a USEPA CERCLIS Site (CERCLIS Site ID NJD981490295). Under the Superfund Program, the USEPA completed a Preliminary Assessment of this facility on June 30, 1986 and completed a Site Inspection on September 28, 1988. Based upon the Preliminary Assessment and Site Inspection findings, the USEPA conducted a removal action which entailed the decommissioning of the Pittsburgh Metals & Graphic facility and the removal of two feet of lead contaminated soil from along the south and west sides of the on-site buildings.

As shown on the attached Plate, the removal action entailed the removal of lead-contaminated soil from the south side of the former Pittsburgh Metals & Graphics Company, with the soil excavation area extending southward across Lot 41T to the northern banks of Mill Creek. The excavation also extended westward across adjoining Block 60, Lot 19H. The area of the remediation was divided into 30-foot grids to record the post-excavation soil sampling locations. Prior to restoring the excavation area with clean crushed stone, a total of 120 post-excavation soil samples were collected to document the effectiveness of the cleanup activities. Attachment D provides a summary of the available post-excavation soil sampling results. These sampling results are tabulated and compared with NJDEP Residential Direct Contact Soil Cleanup Criteria (RDCSCC) and Non-Residential Direct Contact Soil Cleanup Criteria (NRDCSCC) in the following summary tables.



Analytical Parameter	RDCSCC (mg/kg)	NRDCSCC (mg/kg)	Number of Samples	Range of Concentrations (mg/kg) Post-Excavation Soil Samples from Block 2145, Lot 412T
Antimony	14	340	12	56.3 to 2,240
Cadmium	39	100	12	1.1 to 34.4
Lead	400	600	12	15.9 to 131,000

Analytical Parameter	RDCSCC (mg/kg)	NRDCSCC (mg/kg)	Number of Samples	Range of Concentrations (mg/kg) Post-Excavation Soil Samples from Block 60, Lot 19H
Antimony	14	340	102	3.5 to 1070
Cadmium	39	100	102	1.6 to 172
Lead	400	600	102	8.9 to 187,000

Based upon the review of the available post-excavation soil sampling results, it is apparent that high concentrations of antimony and lead remain in the soil after the first two-foot interval of contaminated material was removed. According to conversations with Mr. Jim Hakler of the USEPA Region 2 Public Relations Office, the decommissioning of the former Pittsburgh Metals and Graphics facilities was conducted as a Non-Superfund emergency response by the USEPA and was only intended to stabilize the environmental conditions at Pittsburgh Metals. As a result, concentrations of antimony and lead remain in the soils in amounts above NJDEP Residential and Non-Residential Direct Contact Soil Cleanup Criteria.

## 5.2 Remedial Activities Conducted on Block 60, Lot 19H

Circa 1992, the USEPA conducted a drum removal action at Block 60, Lot 19H as part of the emergency response to remove drums from the site designated as NJ Turnpike Dump No. 5. According to conversations with Mr. Jim Hakler of the USEPA Region 2 Public Relations Office, and Mr. George Zachos, USEPA Region 2 Superfund Ombudsman, only the drums at the site surface were removed as part of this emergency response. The USEPA did not address buried drums or soil and/or groundwater contamination in the immediate vicinity of these drums.

## 5.3 Remedial Activities Conducted on Block 2145, Lot 41N

At the time of EcolSciences' site reconnaissance, the NJDEP Site Remediation Program, Bureau of Construction was in the process of removing the chromate waste from Block 2145, Lot 41R at the intersection of Aetna Street and Skinner Memorial Drive (a.k.a. Jersey Avenue). According to conversations with the NJDEP Site Coordinator, Mr. Miguel A. Garces, the NJDEP is in the process of removing chromate waste from all properties included in Hudson

County Chromate Waste Sites 91, 165, and 191, inclusive of those lots that are part of the Liberty Landings Redevelopment Area.

The chromate waste materials have already been removed from Block 2145, Lot 41N. Based upon visual observations at the time of EcolSciences' site reconnaissance, the chromate waste materials have been excavated from the north bank of Mill Creek on this Lot, and the excavation area was lined with a permeable geotextile fabric that will serve as a marker as to the depth of the excavation.

## **6. REGULATORY REVIEW**

A regulatory review was conducted to assess past and present land use and operations on, and nearby, the subject property that could potentially impact the on-site environmental quality. This regulatory review included a visual survey of current adjacent land use, a review of Federal and State databases that list hazardous waste sites and spill cases, and contact with local regulatory agencies.

### **6.1 Survey of Adjacent Land Use**

EcolSciences' personnel conducted a visual survey of the adjacent lands to identify sites that could impact the environmental quality of the subject property. A summary of the current adjacent land use is as follows:

- **North** – The Liberty Landings Redevelopment Area is bounded to the north by the former right-of-way of Canal Street. The subject property is also bounded to the northeast by parking lots associated with the newly constructed Jersey City Medical Center, and the subject property is bounded to the northwest by an electrical switching station for Public Service Electric and Gas.
- **South** – The Liberty Landings Redevelopment Area is bounded to the south by vacant urban land and by a vacant single-story warehouse building. Liberty State Park is located farther to the south, and the Morris Canal Basin Marina is located to the southeast of the subject property.
- **East** – The Liberty Landings Redevelopment Area is bounded to the east for its entire length by Skinner Memorial Drive, formerly known as Jersey Avenue. A recycling facility operated by Hugo Neu Schnitzer East and a concrete batch plant operated by Eastern Concrete Materials, Inc. are located along the east side of Skinner Memorial Drive in the immediate vicinity of the subject property.
- **West** – The Liberty Landings Redevelopment Area is bounded to the west for its entire length by the New Jersey Turnpike.

### **6.2 Hazardous Waste Sites and Spill Records**

The Federal and State databases provide a permanent record of environmental regulatory compliance, suspected and documented hazardous waste sites, and spill case sites. These database listings were reviewed by EcolSciences to identify hazardous waste and spill sites in the general vicinity, and to assess whether any of the sites listed in those databases could adversely impact the environmental quality of the subject property. The *EDR Radius Map Report* is contained in Attachment E, and includes the release dates for each database. Search distances for

this database report were based upon guidelines established under the American Society of Testing Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Designation E 1527-00).

The following subsections abstract information listed for known or suspected hazardous waste sites and spill cases in the immediate vicinity of the subject property. If necessary, Federal, State, or local regulatory officials were contacted regarding the status of database listings on or adjacent to the site.

#### ***National Priorities List***

The *National Priorities List (NPL)* is the US Environmental Protection Agency (USEPA) database of uncontrolled or abandoned hazardous waste sites (i.e., Superfund sites) identified for priority remedial actions under the Superfund program. A site must surpass a predetermined hazard ranking system score, be chosen as a State's top priority site, or meet criteria set jointly by the US Department of Health and Human Services and the USEPA in order to become an *NPL* site. The agency release date for the *NPL* was July 30, 2004.

The subject property is not listed as an *NPL* site. However, the Hudson River, which is interconnected with the Mill Creek on the subject property and with the Morris Canal Basin on the adjacent property to the southeast, is listed as a Superfund Site. The Hudson River between Fort Edward, New York and Battery Park in New York City is listed on the *NPL* (USEPA ID No. NYD980763841) due to PCB contamination of the river sediments from upstream sources. The PCB contamination of the river sediments may have impacted the sediments in both the nearby Morris Canal Basin and on-site in Mill Creek, as both bodies of water are tidally influenced. However, the PCB contamination in the sediments of the Lower Hudson River is sufficiently low enough such that no active remediation of the river sediments is proposed by the USEPA. No other Superfund sites are located within a 1.0-mile radius of the subject property.

#### ***Comprehensive Environmental Response, Compensation, and Liability Information System List***

The *Comprehensive Environmental Response, Compensation and Liability Information System List (CERCLIS List)* is a compilation by the USEPA of known or suspected uncontrolled or abandoned hazardous waste sites. These sites either have been investigated or are currently under investigation by the USEPA for the release or threatened release of hazardous substances. Once a site is placed in *CERCLIS*, it may be subjected to several levels of review and evaluation and may ultimately be placed on the *National Priorities List*. The agency release date for the *CERCLIS List* was February 15, 2005.

One parcel of the subject property (i.e., Block 2145, Lot 41) is listed on the *CERCLIS List* as Pittsburgh Metals & Graphics. Pittsburgh Metals & Graphics (USEPA ID No. NJD981490295) at 41-59 Aetna Street was a former secondary lead smelting facility. The USEPA completed a Preliminary Assessment of this facility on June 30, 1986 and completed a Site Inspection on September 28, 1988. Based upon the Preliminary Assessment and Site Inspection findings, the USEPA conducted a removal action which entailed the decommissioning of the Pittsburgh Metals & Graphic facility and the removal of two feet of lead contaminated soil from along the south and west sides of the on-site buildings. This removal action was completed on May 22, 2000, and was previously discussed in Section 5. One other adjacent property, Summit Metals at 36-44 Aetna Street opposite Pittsburgh Metals & Graphics to the northeast, was listed on the *CERCLIS List*. This site was subsequently de-listed as discussed below.

***Comprehensive Environmental Response, Compensation, and Liability Information System  
“No Further Remedial Action Planned” (CERCLIS-NFRAP) List***

*CERCLIS* sites designated *NFRAP* have been removed from *CERCLIS* as of February 1995. *NFRAP* sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the *NPL*, or the contamination was not serious enough to require Federal Superfund action or *NPL* consideration. The agency release date for the *CERCLIS-NFRAP List* was March 22, 2005.

Summit Metals (USEPA ID No. NJD9811870) at 36-44 Aetna Street on adjacent Block 60, Lot M was a former metal salvage business that reclaimed metals from electrical transformers. The USEPA completed a Preliminary Assessment of the operations at Summit Metals on February 15, 1986, and a Site Inspection was subsequently completed on March 20, 1986. Based upon the findings of that inspection, the USEPA deactivated and archived the Summit Metals case on January 31, 1997, which led to the latter placement of this site on the *CERCLIS-NFRAP List*. It should again be noted that *NFRAP* sites are where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the *NPL*, or the contamination was not serious enough to require USEPA action.

In December of 1999, the Jersey City Redevelopment Agency entered into a Memorandum of Agreement (MOA No. 99-12-02-0128-21) with the New Jersey Department of Environmental Protection (NJDEP) to investigate potential contamination on the properties along Aetna Street, inclusive of the Summit Metals property. Melick-Tully and Associates, P.C. of South Bound Brook, New Jersey was subsequently retained by the Jersey City Redevelopment Agency to conduct a Preliminary Assessment and Site Investigation of these properties.

Based upon the information presented in *Preliminary Assessment Report/Site Investigation Report/Remedial Action Workplan for the Aetna Street Properties* prepared by Melick-Tully and dated July 26, 2001, Summit Metals had previously operated a furnace that was used to incinerate PCB-contaminated oil that was removed from electrical transformers. During the operational history of this furnace, Summit Metals was cited by both the USEPA and the NJDEP for violations of the Toxic Substance Control Act (TSCA). Soil samples collected from Block 60, Lot 19M by Melick-Tully contained PCBs at concentrations of 1.47 mg/kg to 111 mg/kg as compared to the New Jersey Residential Direct Contact Soil Cleanup Criterion of 0.49 mg/kg.

Finally, Pittsburgh Metals & Graphics is also listed as a *CERCLIS-NFRAP* site. In this case, the USEPA decommissioned the former smelting facilities of Pittsburgh Metals & Graphics and removed lead contaminated soil that surrounded the on-site buildings. Residual contamination at this facility is such that additional involvement by the USEPA was not warranted.

***Resource Conservation and Recovery Information System - Treatment, Storage, and Disposal Facilities Report (RCRIS-TSD)***

The *Resource Conservation and Recovery Information System - Treatment, Storage, and Disposal Facilities (RCRIS TSD) Report* is compiled by the USEPA and contains information pertaining to facilities that treat, store or dispose of hazardous waste. Information pertaining to the status of facilities tracked by Resource Conservation and Recovery Act (RCRA) Administrative Tracking System (RAATS) is included in the report. The agency release date for the *RCRIS-TSD* Report was May 20, 2005.

The subject property is listed on the *RCRIS-TSD Report* as the Pittsburgh Metals Equipment Company. As further discussed in Section 6, this facility was decommissioned by the NJDEP in the year 2000. Three former TSD facilities were also found within a 1.0-mile radius of the subject property. The locations and RCRA status of these sites are summarized as follows:

TSD Facility	Address	Distance/Direction	Comments/Status
Pittsburgh Metals Equipment Company	41-59 Aetna Street	On Site (Block 2145, Lot 41T)	Permanently Closed Remediated by the USEPA in 2000
RFE Industries	35-39 Aetna Street	Adjacent (Block 60, Lot 19L)	Permanently Closed
Joseph Dixon Crucible Company	167 Wayne Street	0.42 Mile NNE	Permanently Closed Redeveloped for residential housing
Onyx Division of the Millmaster Onyx Group	190 Warren Street	0.73 Mile E	Permanently Closed

During its history of operation, RFE Industries at 35-39 Aetna Street (USEPA ID No. NJD055090815) was a Large Quantity Generator of hazardous waste, and was cited for hazardous waste handling and disposal practices under the Resource Conservation Act (RCRA). RFE Industries was assigned a low corrective action, and the final and last correction of the RCRA violations at this facility was achieved by April 7, 1995. The Dixon Joseph Crucible Company at 167 Wayne Street (USEPA ID No. NJD001319250) was a former manufacturer of pencils. No RCRA violations were recorded for the Dixon Joseph Dixon Crucible Company during its operational history. The Onyx Division of the Millmaster Onyx Group (USEPA ID No. NJD00314674) was a former paint manufacturer that was located at 190 Warren Street 0.25-mile to the west-southwest of the subject property. This company closed *circa* 1996, and this property was remediated under the New Jersey Voluntary Cleanup Program *circa* 1999. Given its respective distance from the subject property, the conditions at the Joseph Dixon Crucible Company and at Millmaster Onyx would not have had an environmental impact upon the environmental quality of the subject property. No other TSD facilities are or were located within a 1.0-mile radius.

***Resource Conservation and Recovery Information System - Corrective Action Sites (CORRACTS) List***

The *Corrective Action Report System (CARS)* or "*CORRACTS*," prepared by the USEPA, is a database of Resource Conservation & Recovery Act (RCRA) facilities which are undergoing corrective action pursuant to a release of hazardous substances into the environment. Under a corrective action, a "Corrective Action Order" is issued pursuant to RCRA Section 3008(h) when hazardous waste or hazardous constituents have been released into the environment. Corrective actions may be required outside of a facility boundary. The agency release date for the *CORRACTS List* was March 29, 2005.

The subject property is listed as a *CORRACTS* site under the business name of the Pittsburgh Metal Equipment Company. Two other *CORRACTS* sites were located within a 1.0-mile radius. These sites were the aforementioned RFE Industries and the Onyx Division of the Millmaster Onyx Group Sites.

***Resource Conservation and Recovery Information System - Large Quantity Generators Report***

The *RCRIS-LgGen Report*, compiled by the USEPA, contains information pertaining to facilities that either generate more than 1,000 kilograms (kg) of hazardous waste per month or meet other applicable requirements of Resource Conservation and Recovery Act (RCRA). The agency release date for the *RCRIS-LgGen Report* was May 20, 2005.

The subject property is not listed as a Large Quantity Generator of hazardous waste. However, three Large Quantity Generators are listed within a 0.25-mile radius. The locations of these sites are summarized below:

Site Name	Address	Site ID Number	Distance/Direction
<b>Sites at Equal or Higher Topographic Elevation</b>			
NJS Construction Corporation Board of Education	260 Monmouth Street	NJR000049106	0.17 Mile NNE
<b>Sites at Lower Topographic Elevation</b>			
Aetna Street Site	8-34 Aetna Street (Block 60, Lot 19P)	NJR000051474	Adjacent
RFE Industries	35-39 Aetna Street (Block 60, Lot 19M)	NJD055090815	Adjacent

The Aetna Street Site at 8-34 Aetna Street is the former location of Jersey Auto Wreckers. The Jersey Auto Wreckers site was remediated; the hazardous wastes currently being generated at this site consist of purge water from several groundwater monitoring wells that were installed on this property. RFE Industries is the aforementioned *CORRACTS* site.

***Resource Conservation and Recovery Information System - Small Quantity Generators Report***  
The *RCRIS-SmGen Report*, compiled by the USEPA, contains information pertaining to facilities that either generate between 100 and 1,000 kg of hazardous waste per month or meet other applicable requirements of RCRA. The agency release date for the *RCRIS-SmGen Report* was May 20, 2005.

The subject property is listed as a Small Quantity Generator of hazardous waste under the business name of the Pittsburgh Metal Equipment Company. Additionally, ten Small Quantity Generators are listed within a 0.25-mile radius. The locations of these sites are summarized below:

Site Name	Address	Site ID Number	Distance/Direction
<b>Sites at Equal or Higher Topographic Elevation</b>			
Colony Cleaners	436 Grand Street	NJD982176265	0.12 Mile NNE
Sunoco Service Station	465 Grand Street	NJD000697532	0.13 Mile NNW
A. Ambrosio & Sons	200 Monmouth Street	NJD062041660	0.15 Mile NNE
Deaugusta & Bombay, Inc.	371 Grand Street	NJD986587566	0.17 Mile ENE



Site Name	Address	Site ID Number	Distance/Direction
<b>Sites at Equal or Higher Topographic Elevation</b>			
NJDEPE - Site 092	Due East from Ash Street and Pine Street	NJR000006585	0.18 Mile SW
Frank B. Ross Company	6 Ash Street	NJD001510403	0.19 Mile WSW
Liberty Autobody, Inc.	39 Colden Street	NJD986604478	0.20 Mile NE
Acme Sanitation	7 Brook Street	NJD986588523	0.22 Mile N
<b>Sites at Lower Topographic Elevation</b>			
NJ Turnpike Dump 5	Jersey Avenue & Aetna Street	NJD986635720	On Site
Pittsburgh Metal Equipment Company	41-59 Aetna Street	NJD981490295	On Site
Schiavone-Bonomo Corporation	1 Jersey Avenue	NJD006972921	0.1 Mile SE

NJ Turnpike Drum Dump No.5 was reportedly cleaned up by the USEPA, as was the Pittsburgh Metal Equipment Company. Whereas the other Small Quantity Generators were not located on the adjacent properties, the past or present use of hazardous materials at these facilities would not have an adverse impact upon the on-site environmental quality.

#### ***New Jersey Solid Waste Landfill List***

The *New Jersey Solid Waste Landfill List*, compiled by the NJDEP, is a comprehensive database of active and inactive permitted waste disposal sites and processing facilities located in New Jersey. The agency release date for the *New Jersey Solid Waste Landfill List* is July 1, 2004.

No active NJDEP-permitted solid waste facilities are listed within a 0.5-mile radius of the subject property.

#### ***Known Contaminated Sites in New Jersey Report (State Equivalent CERCLIS List)***

The *Known Contaminated Sites in New Jersey Report*, prepared by the NJDEP Site Remediation Program, provides a listing of those sites where soil or ground water contamination has been confirmed and where contamination is either currently undergoing or awaiting remediation. In the context of an ASTM database review, the *Known Contaminated Sites in New Jersey Report* is the State-Equivalent CERCLIS List and is the State Hazardous Waste Site List. The agency release date for the *Known Contaminated Sites in New Jersey Report* was May 1, 2001.

The subject property is not listed as a State-equivalent *CERCLIS* site; however, there are 78 State Hazardous Waste Sites listed within a 1.0-mile radius of the subject property. The locations of those sites within a 0.25-mile radius are summarized as follows:

Site Name	Address	Site ID Number	Distance/Direction
<b>Sites at Equal or Higher Topographic Elevation</b>			
Sunoco Service Station	465 Grand Street	NJD000697532	0.13 Mile NNW
A. Meluso & Sons, Inc.	17 Bates Street	NJL800422917	0.14 Mile N
Rays Auto Wreckers	411 Grand Street	NJL800010480	0.15 Mile NE
Hudson County Chromate 10	383 Grand Street	NJL000000109	0.20 Mile ENE
470 Pacific Avenue	470 Pacific Street	NJL000043885	0.20 Mile W
Hudson County Chromate 85	381 Grand Street	NJL000000851	0.20 Mile ENE
Jersey City Landfill	Jersey Avenue	NJD980532923	0.20 Mile ENE
<b>Sites at Lower Topographic Elevation</b>			
Pittsburgh Metal Equipment Company	41-59 Aetna Street (Block 2145, Lot 41T)	NJD981490295	On Site
RFE Industries	35-39 Aetna Street (Block 60, Lot 19M)	NJD055090815	Adjacent
Schiavone-Bonomo Corporation	1 Jersey Avenue	NJD006972921	0.1 Mile ESE

With regard to the State Hazardous Waste Sites at equal or higher topographic elevation, the Sunoco Station at 465 Grand Street and A. Meluso & Sons at 17 Bates Street are active spill case sites attributed to leaking underground storage tanks. Consequently, the cleanup activities are being conducted under the auspices of the NJDEP Site Remediation Program. Rays Auto Wreckers at 411 Grand Street is an active auto salvage yard with soil contamination attributed to the release of waste oil associated with past on-site operations. Hudson County Chromate Sites 10 and 85 are properties with soil and/or groundwater contamination associated with chromate waste used as fill material at these sites. Chromate waste sites are further discussed below. The property at 470 Pacific Avenue was the site of a drum removal action by the USEPA in September 1992. Finally, the Jersey City Landfill site is awaiting case assignment at the NJDEP; consequently, no further information is currently available regarding this site.

With regard to the State Hazardous Waste Sites at lower topographic elevations, the Pittsburgh Metal Equipment Company is the aforementioned Pittsburgh Metals & Graphics Company Site at 41-59 Aetna Street that is on the subject property on Block 2145, Lot 41T. As previously discussed, this site was remediated by the USEPA in the year 2000. RFE Industries on an adjacent property at 35-39 Aetna Street (Block 2145, Lot 19M) is a former precious metals recovery business that had been listed as a *CORRACTS* site. Finally, the Schiavone-Bonomo Corporation at 1 Jersey Avenue is listed as a State Hazardous Waste Site due a spill associated with leaking underground storage tanks that have been removed from this property.

### ***New Jersey Underground Storage Tank List***

The *New Jersey Underground Storage Tanks List (UST List)*, compiled by the NJDEP - Bureau of Underground Storage Tanks, is a comprehensive listing of all registered underground storage tanks located within New Jersey. The *UST List* does not confirm the presence or absence of underground storage tanks; rather, the *UST List* only contains information on those tanks that are required to be and have been properly registered with the NJDEP. The agency release date for the *UST List* is June 16, 2004.

Review of the *UST List* indicates that no underground storage tanks have been registered to the subject property or the past businesses on the subject property. Review of the *UST List* further indicated that two heating oil underground storage tanks were registered to the Jersey City Medical Center on the adjacent property at 355 Grand Street under Facility ID No. 208865; both tanks were removed without incident in July 2003. Finally, the *UST List* shows the registration of ten underground storage tanks on the nearby Schiavone-Bonomo Corporation property at 1 Jersey Avenue. These tanks were removed between 1989 and 1992.

### ***New Jersey Leaking Underground Storage Tanks List***

The *New Jersey Leaking Underground Storage Tanks List (LUST List)*, compiled by the NJDEP, is a comprehensive listing of all reported leaking underground storage tanks located within the State. The agency release date for the *LUST List* was September 17, 2002.

The subject property is not listed in the *LUST List*. However, there are 25 sites with leaking underground storage tanks within a 0.5-mile radius of the subject property. The locations of those spill cases within a 0.25-mile radius are listed as follows:

Site Name	Address	Site ID Number	Distance/ Direction	Case Status
<b>Sites at Equal or Higher Topographic Elevation</b>				
Sunoco Service Station	465 Grand Street	91-10-01-0912	0.12 Mile N	Active
A. Meluso & Sons, Inc.	17 Bates Street	98-07-22-1144	0.14 Mile N	Active
Vacant Lot	411 Grand Street	93-11-01-1007	0.15 Mile N	NFA: 10-25-94
50 Colden Street Corp.	50 Colden Street	90-03-07-544	0.19 Mile NE	NFA:02-10-92
Schomburg Charter School	508-540 Grand Street	Not Reported	0.25 Mile NW	Pending Case Assignment
<b>Sites at Lower Topographic Elevation</b>				
Schiavone-Bonomo Corp	1 Jersey Avenue	92-10-15-1632	0.10 Mile ESE	Active
Vacant Lot	20 Jersey Avenue	92-09-04-1530	0.20 Mile SE	NFA: 09-30-94

Of the seven spill cases within a 0.25-mile radius of the subject property, three spill cases have been closed and have received "No Further Action" (NFA) determinations from the NJDEP. The four active spill cases are located at cross-gradient locations or are situated at considerable distances from the subject property, and, as such, the conditions at these sites should not have an adverse impact upon the environmental quality at the subject property. No further inquiries were made with the NJDEP concerning these sites as no adverse impacts to the subject property are anticipated to result.

#### ***Chromate Chemical Production Waste Sites List***

The *Chromate Chemical Production Waste Sites List*, prepared by the NJDEP, is a list of known chromium-contaminated sites at various properties in the City of Newark in Essex County, and throughout Bayonne, Jersey City, Kearny, and Secaucus, and Weehawken in Hudson County. The New Jersey Department of Environmental Protection (NJDEP) has identified over 200 sites that contaminated with chromite ore processing residue, also known as chromate waste. Contamination at these sites is being remediated under the auspices of the NJDEP Division of Responsible Party Site remediation. More than two million tons of wastes were disposed of at various sites throughout Hudson and Essex Counties by three chromite ore-processing plants that operated for approximately 70 years between 1905 and 1971. The chromate waste from the ore-processing plants was used as fill in preparation for building foundations, construction of tank berms, roadway construction, sewer-line construction, and other construction and development projects.

Review of the *Chromate Chemical Production Waste Sites List* indicates that one or more of the subject properties within the Liberty Landings Redevelopment Area and several adjacent properties have been identified as chromate waste sites. The subject and adjacent properties are included within the limits of the following NJDEP cases:

- NJDEP Hudson County Chromate Waste Site 91: Block 60, Lots 19G; Block 2145, Lot 41T and adjacent to Mill Creek to the south of the Aetna Street properties on Block 2145, Lot 41Q.
- NJDEP Hudson County Chromate Waste Site 165: Block 2145, Lot 41R, and portions of the Jersey Avenue right-of-way, and adjacent to the south of Aetna Street properties on Block 2145, Lot 41N along the north bank Mill Creek.
- NJDEP Hudson County Chromate Waste Site 185: Block 60, Lots 19L, 19M, 19N, and 19P (Adjacent properties along Aetna Street).

At the time of EcolSciences' site reconnaissance, the NJDEP Site Remediation Program, Bureau of Construction was in the process of removing the chromate waste from Block 2145, Lot 41R at the intersection of Aetna Street and Skinner Memorial Drive (a.k.a. Jersey Avenue). According to conversations with the NJDEP Site Coordinator, Mr. Miguel A. Garces, the NJDEP is in the process of removing chromate waste from all properties included in Hudson County Chromate Waste Sites 91, 165, and 191, inclusive of those lots that are part of the Liberty Landings Redevelopment Area.

#### ***Emergency Response Notification System***

The Emergency Response Notification System (*ERNS*) is a national computer database system that is compiled from information provided by the US Coast Guard and the USEPA, and stores data on the sudden and or accidental release of hazardous substances, including petroleum, into the environment. The *ERNS* reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. The agency release date for *ERNS* was December 31, 2003.

The *ERNS* report does not contain any listings for either the subject property or the adjacent properties.

#### **6.3 Geographic Information System (GIS) Database**

The NJDEP Bureau of Information and Analysis, Geographic Information System (GIS) Database was accessed to characterize the surrounding land use in the immediate vicinity of the Liberty Landings Redevelopment Area in Jersey City. No additional information, beyond that mentioned in the previous subsections, was revealed from the GIS Database review.

#### **6.4 Regulatory Agency Contacts**

Federal, State, and local regulatory agencies were contacted as part of the environmental data review for the subject and adjacent properties within the Liberty Landings Redevelopment Area. As part of this file review, the project files for the subject property and adjacent properties along Aetna Street were reviewed at the Jersey City Redevelopment Agency, and copies of key documents were obtained. This information is referenced throughout EcolSciences' Preliminary Assessment Report.

## 7. PRELIMINARY ASSESSMENT AREAS OF ENVIRONMENTAL CONCERN

This section addresses the general requirements of Section 5 of a Preliminary Assessment Report as specified under the guidelines of the New Jersey *Technical Requirements for Site Remediation* (N.J.A.C 7:26E-1.8). Following NJDEP guidelines, this section of a Preliminary Assessment Report requires both a description of each potential area of environmental concern identified on a property and a narrative for the proposed action to address each concern. Potential areas of concern are defined as environmental issues related to the past or present on-site operations or conditions.

As defined in N.J.A.C. 7:26E-1.8, a total of 13 potential on-site areas of environmental concern have been identified by EcolSciences within the subject properties encompassed by the Liberty Landings Redevelopment Area. These include:

### Subpart A - Bulk Storage Tanks and Appurtenances, including without limitation:

Area of Concern	Currently or Formerly Exists at the Site (Yes/ No)
Aboveground Storage Tanks and Associated Piping	No
Underground Storage Tanks and Associated Piping	Yes (See AOC-1 Below)
Silos	No
Rail Cars	No
Loading and Unloading Areas	No
Piping, Aboveground and Below Ground Pumping Stations, Sumps and Pits	No

### Subpart B - Storage and Staging Areas, including without limitation:

Area of Concern	Currently or Formerly Exists at the Site (Yes/No)
Storage Pads including Drum and/or Waste Storage Pads	Yes (See AOC-2 Below)
Surface Impoundments and Lagoons	No
Dumpsters	No
Chemical Storage Cabinets or Closets	No

**Subpart C - Drainage Systems and Areas, including without limitation:**

Area of Concern	Currently or Formerly Exists at the Site (Yes/No)
Floor Drains, Trenches and Piping and Sumps	No
Process Area Sinks and Piping, which receive process waste	No
Roof Leaders, when process operations vent to the roof	No
Drainage Swales and Culverts	Yes (See AOC-3 Below)
Storm Sewer Collection Systems	No
Storm Water Detention Ponds and Fire Ponds	No
Surface Water Bodies	Yes (See AOC-4 Below)
Septic Systems, Leachfields, or Seepage Pits	No
Drywells and Sumps	No

**Subpart D - Discharge and Disposal Areas, including without limitation:**

Area of Concern	Currently or Formerly Exists at the Site (Yes/No)
Areas of Discharge per N.J.A.C. 7:1E	No
Waste Piles as Defined by N.J.A.C. 7:26	No
Wastewater Collection Systems, including septic systems, seepage pits, and dry wells	No
Landfills or Landfarms	Yes (See AOC-5 Below)
Sprayfields	No
Incinerators	No
Historic Fill or any other Fill Material	Yes (See AOC-6 Below)
Open Pipe Discharges	No

**Subpart E - Other Areas of Concern, including without limitation:**

Area of Concern	Currently or Formerly Exists at the Site (Yes/No)
Electrical Transformers and Capacitors	Yes (See AOC-7 Below)
Hazardous Material Storage or Handling Areas	No
Waste Treatment Areas	No
Discolored or Spill Areas	No
Open Areas, away from production areas	No
Areas of Stressed Vegetation	No
Underground Piping, including industrial process sewers	Yes (See AOC-8 Below)
Compressor Vent Discharges	No
Non-contact Cooling Water Discharges	No
Areas which receive Flood or Storm Water from Potentially Contaminated Areas	No
Active or Inactive Production Wells	No

**Subpart F - Building Interior Areas with a Potential to Discharge to the Environment, including without limitation:**

Area of Concern	Currently or Formerly Exists at the Site (Yes/No)
Loading or Transfer Areas	No
Waste Treatment Areas	No
Boiler Rooms	No
Air Vents and Ducts	No
Hazardous Material Storage or Handling Areas	Yes (See AOC-9 Below)



### Subpart G – Any Other Site-Specific Areas of Concern:

Area of Concern	Currently or Formerly Exists at the Site (Yes/No)
Former Railroad Sidings	Yes (See AOC-10 Below)
Former Coal Yard Areas	Yes (See AOC-11 Below)
Potential Groundwater Contamination	Yes (See AOC-12 Below)
Chromate Waste Sites	Yes (See AOC-13 Below)

In accordance with N.J.A.C.7:26E-3.2(a)4, for each area of concern identified in Subparts A through G above, a conclusion is made that either 1) the area of concern is potentially contaminated and additional investigation is required, or 2) the area of concern is not believed to contain contaminants above the remediation standards.

### Subpart A. Bulk Storage Tanks and Appurtenances:

- **AOC-1: Underground Storage Tanks and Associated Piping** – Review of the Sanborn Maps shows that in 1979 a gasoline underground storage tank was located along the south side of the storage yard by the warehouse within the central portion of Block 60, Lot 19H. The 1938 Sanborn Map shows that two gasoline underground storage tanks were located on Block 60, Lot 19R. One gasoline underground storage tank was located along the south side of the steel erecting shed of the Schiavone-Bonomo Corporation, and one gasoline underground storage tank was located along the west side of the warehouse operated by the A. Capopreso Company. Further, based upon the information presented in *Preliminary Assessment Report/Site Investigation Report/Remedial Action Workplan* prepared by Melick-Tully Associates, a 2000-gallon gasoline underground storage tank is present at the northwest corner of the warehouse building on Block 2145, Lot 41T. Additional investigation is warranted concerning the potential presence of underground storage tanks on the subject properties. A geophysical survey should be performed to locate these tanks. If found, the gasoline underground storage tanks are regulated tanks under New Jersey statutes (N.J.S.A 58:10 A *et seq.*) Regulated underground storage tanks that are out-of- service for more than one year must be removed. Post-excavation soil samples must also be collected to document that the tanks had not leaked during their operational history. If not found, soil and/or groundwater samples should be collected from the footprint areas of the former tanks to determine if the tanks had leaked during their operational history.

## **Subpart B – Storage and Staging Areas:**

- **AOC-2: Storage Pads including Drum and/or Waste Storage Pads** – A drum storage pad was located along the south side of the Pittsburgh Metals and Graphics facility on Block 2145, Lot 41T. A second storage pad is also located along the north side of this facility. *Circa* 2000, the USEPA completed the partial remediation of lead contaminated soils on Lot 41T, with the top two feet of soil excavated and removed from the south and west sides of this Lot. However, lead at concentrations ranging from 8.9 mg/kg to 187,000 mg/kg remain on site, as compared to the New Jersey Residential Direct Contact Soil Cleanup Criterion of 400 mg/kg. Additionally, a drum storage pad was observed along the north side of the former warehouse on Block 60, Lot 19H. Consequently, a soil and/or groundwater investigation is warranted to better characterize the potential for residual contamination at these former drum storage areas.

## **Subpart C – Drainage Systems and Areas:**

- **AOC-3: Drainage Swales and Culverts** – A drainage swale is present on Block 60, Lot 19H that runs parallel to the New Jersey Transit Hudson Light Rail railroad corridor. This swale discharges to a culvert that diverts Mill Creek along the western perimeter of Lot 19H. Numerous buried drums were observed within Lot 19H, and this Lot has been filled with a soot- or ash-like material. Runoff across the surface area of Lot 19 has the potential to impact upon the surface water/and or sediments in the drainage swale. Consequently, sediment sampling is warranted to characterize the baseline environmental quality of the drainage ditch.

**AOC-4: Surface Water Bodies** – Mill Creek crosses Block 2145, Lots 41N and 41Q. Mill Creek receives the discharge from the 84-inch sanitary sewer main that crosses Lot 19H. Additionally, the nearby Hudson River has been designated as a Superfund Site due to PCB contamination of the river sediments from upstream sources. The PCB contamination of the river sediments may have impacted the sediments in both the nearby Morris Canal Basin and on site in Mill Creek, as both bodies of water are tidally influenced. Consequently, sediment sampling is warranted to characterize the baseline environmental quality of Mill Creek.

## **Subpart D - Discharge and Disposal Areas:**

- **AOC-5: Landfill or Landfarms** – Numerous buried drums and a soot-or ash-like material were observed on Block 60, Lot 19H. The USEPA has designated portions of this Lot as NJ Turnpike Drum Dump No.5. Consequently, a soil investigation is warranted to determine the environmental quality of the fill material within Lot 19H and to determine if the contents released from the buried drums has resulted in residual soil contamination.

- **AOC-6: Historic Fill or Any Other Fill Material** – The entire subject property contains fill material with the depth of this fill material estimated to vary between 10 to 15 feet below grade. At least some of this fill material was observed to contain an ash-like material. Consequently, a soil investigation is warranted to determine the baseline environmental quality of this fill material.

#### **Subpart E – Other Areas of Concern:**

- **AOC-7 Electrical Transformers and Capacitors** – PSE&G provides the electric service to the subject property, and owns and maintains the pole-mounted and pad-mounded electrical transformers found both on-site and on the adjacent properties within the Liberty Landings Redevelopment Area. As most of these transformers were labeled as “Non-PCB” transformers, no areas of significant staining were observed on or beneath these transformers, and all transformers are owned by the utility, no further action is warranted concerning these transformers.
- **AOC-8: Underground Piping, including Industrial Process Sewers** – An 84-inch diameter sewer main crosses Block 60, Lot 19H from north to south and discharges to the headwaters of Mill Creek on Block 2145, Lot 41Q. Whereas the integrity of this sewer main can not be verified, a groundwater investigation is warranted. It is recommended that temporary well points be installed at representative locations along the length of the sewer main to ascertain if the sewer is leaking and impacting the groundwater beneath the subject property.

#### **Subpart F - Building Interior Areas with a Potential to Discharge to the Environment:**

- **AOC-9: Hazardous Material Storage or Handling Areas** - The former Pittsburgh Metals & Graphics facility on Block 2145, Lot 41T has placards to alert employees that hazardous concentrations of lead and cyanide were used at this facility. Consequently, the building interior of the vacant Pittsburgh Metals & Graphics facility on Lot 41T was not entered as part of EcolSciences’ site inspection. An additional investigation of the potential for residual contamination of the concrete floors within the warehouse and/or former metal processing areas is warranted. This investigation should entail the collection and analyses of concrete chip samples from representative floor areas throughout the building.

#### **Subpart G – Any Other Site-Specific Areas of Concern:**

- **AOC-10: Former Railroad Sidings** – Review of historical aerial photographs and Sanborn Maps shows that, in the past, a railroad siding traversed Block 60 Lots 19H, 19R, and 19Q. Railroad sidings have historically proven to be an area of concern, with residual contaminants remaining in the surrounding soils long after the use of the railroad sidings ceased. Residual soil contaminants include polyaromatic hydrocarbons from the burning of coal in steam engines, PCBs from leaking hydraulic lines, and creosote from

the railroad ties. A soil sampling investigation is warranted to characterize the baseline environmental conditions within the former railroad siding areas.

- **AOC-11: Former Coal Yard Areas** - Review of the Sanborn Maps shows that a large area within Block 60, Lot 19R contained coal piles associated with the former operations of the Hudson Coal Company. Residual coal fragments in the soils would be a potential source of polycyclic aromatic hydrocarbons (such as anthracene from anthracite coal) and metals. The presence of a large surficial area with coal fragments on this parcel warrants an additional soil investigation to characterize the potential extent of the background contamination attributed to the coal.
- **AOC-12: Potential Groundwater Contamination** - The presence of historic fill materials, buried ash-like materials, buried drums, the past use of a portion of the subject property as a coal distribution center, and the past industrial uses of the property, suggests that a groundwater investigation is warranted to characterize the background groundwater quality within the Liberty Landings Redevelopment Area.

**AOC-13: Chromate Waste Sites** - Block 2145, Lots 41N and 41Q are included as part of NJDEP Hudson County Chromate Waste Site 165. The NJDEP was in the process of removing the chromate waste from these Lots at the time of EcolSciences' site reconnaissance. A soil investigation is warranted to confirm that all chromate waste has been removed such that any residual chromate wastes present in the soils would be at concentrations below regulatory concerns.

## 8. FINDINGS AND RECOMMENDATIONS

EcolSciences, Inc., has performed Preliminary Assessment requirements set forth in the New Jersey *Technical Requirements for Site Remediation* (N.J.A.C. 7:26E dated February 3, 2003) for certain properties referenced as the Liberty Landings Redevelopment Area in the City of Jersey City in Hudson County, New Jersey. The report format also meets the requirements for a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM *Standard Practice for Environmental Site Assessments* (Designation E 1527-00). Any exceptions to, or deletions from, this practice are described in Section 8 of this report. Major findings and recommendations of EcolSciences' Preliminary Assessment are summarized below.

### 8.1 Preliminary Assessment Findings

The findings of EcolSciences Preliminary Assessment are as follows:

- **Property Description** – The Liberty Landings Redevelopment Area is a 21± acre parcel of urban land located within Jersey City in Hudson County, New Jersey. The general area of the Liberty Landings project site is bounded to the north by Grand Street, bounded to the east by Skinner Memorial Drive (a.k.a. formerly the Foot of Jersey Avenue), bounded to the south by Liberty State Park, and bounded to the west by the New Jersey Turnpike. A listing of the various Blocks and Lots that comprise those portions of the Liberty Landings Redevelopment Area subject to this investigation is as follows:

Block	Lot	Street Address	Property Size (Acres)
60	19H	52-68 Aetna Street	9.64
60	19Q	325 Skinner Memorial Drive	0.84
60	19R	325 Skinner Memorial Drive	5.35
2145	41N	(Hudson River and New York Bay)	1.02
2145	41Q	Jersey Avenue	1.84
2145	41T	41-63 Aetna Street	1.04
2145	19G	Incorporated into Block 2145, Lot 41T	-
2145	63	Johnson Avenue	1.27

- **Site Improvements** – Most of the 21± acre Liberty Landings Redevelopment Area consists of vacant urban land. Portions of a manufacturing and warehouse building that were previously occupied by the Pittsburgh Metals and Graphics Company is located on Block 2145, Lot 41T. An office annex, the remnants of a former warehouse, are also found on Block 60, Lot 19H.

- **Historical Background** – Review of the tax ledgers at the City of Jersey City Tax Assessor's Office shows that all Blocks and Lots that comprise the properties within the Liberty Landings Redevelopment Area that were the subject of EcolSciences' Preliminary Assessment are currently owned by Jersey City. The City has a mailing address of 280 Grove Street, Jersey City, New Jersey 07302.

In the past, properties in the northern portions of the Liberty Landings Redevelopment Area housed a steel fabrication yard operated by the Schiavone-Bonomo Corporation, a scrap rubber yard operated by the A. Capopreso Company, a scrap iron yard operated by the Hartz Brothers, and a large coal distribution facility operated by the Hudson Coal Company. The west-central portion of the Redevelopment Area housed the Colwell Cooperage, while the south-central portion of the Redevelopment Area housed a secondary lead smelter, the Pittsburgh Metals & Graphics Company.

- **Utilities** – Municipal water and sanitary sewers are provided to the subject property. Several groundwater monitoring wells were reportedly installed on Block 2145, Lot 41T and on Block 60, Lot 19H, although some of these wells were not observed on site. Public Service Electric and Gas (PSE&G) provides the electrical and natural gas utilities to the subject property. PSE&G owns and maintains all pole-mounted and pad-mounted electrical transformers found on and adjacent to the properties within the Liberty Landings Redevelopment Area.
- **Storage Tanks** – No aboveground or underground storage tanks were observed on site at the time of EcolSciences' site reconnaissance. However, review of the Sanborn Maps shows that in 1979 a gasoline underground storage tank was located along the south side of the storage yard by the warehouse within the central portion of Block 60, Lot 19H. The 1938 Sanborn Map shows that two gasoline underground storage tanks were located on Block 60, Lot 19R. One gasoline underground storage tank was located along the south side of the steel erecting shed of the Schiavone-Bonomo Corporation, and one gasoline underground storage tank was located along the west side of the warehouse operated by the A. Capopreso Company. Further, based upon the information presented in the *Preliminary Assessment Report/Site Investigation Report/Remedial Action Workplan* prepared by Melick-Tully and dated July 26, 2001, a 2000-gallon gasoline underground storage tank is present at the northwest corner of the warehouse building on Block 2145, Lot 41T.
- **Oil and Hazardous Materials** – Hazardous materials are present within the Liberty Landings Redevelopment Area, with these materials attributed to the historic use of the property. Numerous buried drums were observed on Block 60, Lot 19H, and this lot contains a soot- or ash-like fill material. Portions of Lot 19H are part of NJ Turnpike Drum Dump No. 5. Similar fill material was observed on Block 60, Lot 19R, and coal fragments were observed across wide areas of this Lot. Block 2145, Lot 41T previously housed a secondary lead smelter, i.e., the Pittsburgh Metals and Graphics Company. Circa 2000, the USEPA completed the partial remediation of lead contaminated soils on

Lot 41T, with the top two feet of soil excavated and removed from the south and west sides of this Lot. However, lead at concentrations ranging from 8.9 mg/kg to 187,000 mg/kg remain on site, as compared to the New Jersey Residential Direct Contact Soil Cleanup Criterion of 400 mg/kg. Block 2145, Lots 41N and 41Q are included as part of NJDEP Hudson County Chromate Waste Site 165. The NJDEP was in the process of removing the chromate waste from these Lots at the time of EcolSciences' site reconnaissance.

- **Asbestos** – Based upon the information presented in *Preliminary Assessment Report/Site Investigation Report/Remedial Action Workplan* prepared by Melick-Tully, potential sources of asbestos-containing materials within the building on Block 2145, Lot 41T include: the insulation on the overhead steam pipes in the warehouse; vinyl floor tiles in the office portion of the building; and the built-up asphalt roofing materials on the office portion of the building.
- **ISRA Applicability** – Most of the subject property is vacant land that would not be subject regulation under the statutes of the New Jersey Industrial Site Recovery Act (ISRA). However, the former operations of Pittsburgh Metals & Graphics on Block 2145, Lot 41T would be assigned under NAICS Code 331492 which is an ISRA-applicable code. Consequently, Pittsburgh Metals & Graphics should have been subject to ECRA/ISRA regulations when the facility ceased operations *circa* 1992. Contact with the NJDEP Bureau of Risk Management, Case Assignment Section revealed that the NJDEP does not have a record for an ECRA/ISRA submission for Pittsburgh Metals & Graphics or any other business establishment on Lot 41T. In December of 1999, the Jersey City Redevelopment Agency entered into a Memorandum of Agreement (MOA No. 99-12-02-0128-21) with the New Jersey Department of Environmental Protection (NJDEP) to investigate potential contamination on the properties along Aetna Street, inclusive of the Pittsburgh Metals & Graphics facility.
- **Regulatory Assessment** – A review of applicable Federal and State databases was conducted in order to identify hazardous waste or spill case sites on the subject property or within specified ASTM search distances. A summary of those hazardous waste sites with the potential to impact the environmental quality within the Liberty Landings Redevelopment Area is as follows:

**Superfund Sites** - The nearby Hudson River has been designated as a Superfund Site due to PCB contamination of the river sediments from upstream sources. The PCB contamination of the river sediments may have impacted the sediments in both the nearby Morris Canal Basin and on site in Mill Creek, as both bodies of water are tidally influenced.

*CERCLIS Sites* – The former Pittsburgh Metals and Graphics Company on the subject property at Block 2145, Lot 41T is a *CERCLIS* hazardous waste site. Circa 2000, the USEPA completed the partial remediation of lead contaminated soils on Lot 41T, with the top two feet of soil excavated and removed from the south and west sides of this Lot. However, residual high concentrations of lead apparently remain in the soil. Summit Metals, Inc. on adjacent Block 60, Lot 19M is a *CERCLIS NFRAP* Site. *NFRAP* sites are where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the Superfund List, or the contamination was not serious enough to require USEPA action. Investigations by the Jersey City Redevelopment Agency subsequently found PCBs at in the soils at Summit Metals at concentrations of 1.47 mg/kg to 111 mg/kg as compared to the New Jersey Residential Direct Contact Soil Cleanup Criterion of 0.49 mg/kg. This PCB contamination may impact Block 60, Lot 19Q of the subject property.

*CORRACTS Sites* – Pittsburgh Metals and Graphics was also placed on the CORRACTS list for USEPA enforcement actions due to poor hazardous waste handling practices during its operational history.

*NJDEP Hudson County Chromate Waste Site List* - Block 2145, Lots 41N and 41Q are included as part of NJDEP Hudson County Chromate Waste Site 165. The NJDEP was in the process of removing the chromate waste from these Lots at the time of EcolSciences' site reconnaissance.

Finally based on this regulatory review, no adverse environmental impacts to the subject property are anticipated from the other adjacent or nearby sites identified in the various Federal and State hazardous waste site databases. Contact with municipal officials did not reveal any recent records pertaining to outstanding environmental violations or additional areas of concern on the subject properties within the Liberty Landings Redevelopment Area.

- **Preliminary Assessment Areas of Concern** – Thirteen potential areas of concern were identified on the subject property as defined by N.J.A.C. 7:26E-1.8. These concerns are primarily associated with past on-site operations and are tabulated as follows:

Past or Present Potential Areas of Environmental Concern	
AOC-1: Underground Storage Tanks	AOC-8: Underground Piping/Industrial Sewers
AOC-2: Drum Storage Pads	AOC-9: Building Interior Hazardous Material Storage Areas
AOC-3: Drainage Swales and Culverts	AOC-10: Former Railroad Sidings
AOC-4: Surface Water Bodies	AOC-11: Former Coal Yard Areas
AOC-5: Landfills or Landfarms	AOC-12: Potential Groundwater Contamination
AOC-6: Historic Fill or any other Fill Material	AOC-13: Chromate Waste
AOC-7: Electrical Transformers and Capacitors	



With the exception of the utility-owned electrical transformers, the existing database of environmental documentation was judged to be insufficient to characterize and dismiss the above-listed areas of concern. Consequently, soil and/or groundwater sampling is recommended to address these areas of concern.

## **8.2 Recommendations**

This assessment has revealed the following recognized environmental conditions and makes the following recommendations in connection with the subject properties within the Liberty Landings Redevelopment Area in Jersey City.

- **Geophysical Survey** – A site-wide geophysical survey of the subject property that uses standard subsurface screening techniques such as ground penetrating radar should be conducted to screen the site for potentially undiscovered underground storage tanks and buried drums associated with the past industrial uses of the subject property. The ground penetrating radar studies would also be used to screen the recommended soil and groundwater locations for buried utilities.
- **Underground Storage Tanks** – The potential presence of gasoline underground storage tanks was identified on Block 60, Lot 19H and 19R, and on Block 2145, Lot 41T. If found, the gasoline underground storage tanks are regulated tanks under New Jersey statutes (N.J.S.A 58:10 A *et seq.*) and must be registered with the NJDEP. Regulated underground storage tanks that are out-of-service for more than one year must be removed. Post-excavation soil samples must also be collected to document that the tanks had not leaked during their operational history. If not found, soil and/or groundwater samples should be collected from the footprint areas of the former tanks to determine if the tanks had leaked during their operational history.
- **Oil and Hazardous Material** – All drums should be located and removed from the subject property. Whereas the contents of these drums are unknown at this time, a licensed hazardous waste remediation company should be retained to identify the drummed contents and consolidate the drums for proper off-site disposal. Should any of the drums be found to contain hazardous waste, the hazardous waste should be transported and disposed of off-site under Uniform Hazardous Waste Manifest.
- **Asbestos** – An asbestos survey should be performed by a licensed asbestos abatement contractor to identify and quantify all potential sources of asbestos containing material that have been identified on the subject property. All asbestos containing materials must be removed from the subject property by a licensed asbestos abatement contractor prior to any future renovation or demolition activities at this site.

- **Phase II Soil and Groundwater Investigation** – A Phase II Soil and Groundwater Investigation is recommended to characterize the existing baseline environmental conditions on the subject property. As part of this investigation, soil samples would be collected to address the potential for residual contamination at the aforementioned areas of concern, and groundwater samples would be collected from temporary well points installed across the subject property to characterize the potential for groundwater contamination attributed to the past use of the subject property. Chip samples would also be collected from the floor areas of the former on-site lead smelting facility. Soil, groundwater, and chip sampling procedures, and the recommended number of samples would be derived following the NJDEP *Technical Requirements for Site Remediation* (N.J.A.C. 7:26E *et seq.*).

## 9. LIMITATIONS

Findings of a Preliminary Assessment/Phase I Environmental Site Assessment are based on the conditions existing at the site on the date of the inspection. Past conditions were approximated based on available records, interviews, and conversations with others. No soil, water, or air sampling was conducted on the subject property as part of the Preliminary Assessment/Phase I Environmental Audit. It is possible that past contamination may remain undiscovered. The recommendations provided in a Preliminary Assessment/Phase I Environmental Site Assessment do not guarantee that additional problems will not arise in the future.

- The results of this Preliminary Assessment/Phase I Environmental Site Assessment are based on information provided to EcolSciences and on observations made during the site investigation. EcolSciences does not warrant or guarantee the environmental conditions of the property or certify the property as clean.
- This Preliminary Assessment/Phase I Environmental Site Assessment is not a regulatory audit and does not address regulatory compliance regarding off-site disposal of waste materials.
- This Preliminary Assessment/Phase I Environmental Site Assessment is based on the current regulatory environment and current regulations. Regulatory agency interpretations, future regulatory changes, and/or policy or attitude changes may affect the environmental status of the subject property.
- No wetland delineation, methane gas survey, lead-based paint survey, indoor air quality sampling, or radon sampling was performed.
- This Preliminary Assessment/Phase I Environmental Site Assessment is not an engineering or structural report.
- EcolSciences' Preliminary Assessment/Phase I Environmental Site Assessment is not a detailed asbestos survey. It is not meant to quantify the amount of asbestos containing materials nor should it be used to estimate the costs of asbestos abatement. It is possible that asbestos-containing materials are present within some areas that were not apparent or accessible to EcolSciences' personnel during the site reconnaissance.

## 10. REFERENCES

Aerial Photographs – Aerial Viewpoint, Spring, Texas

Aerial Photographs – Robinson Aerial Survey, Newton, New Jersey

American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1526-00)*

*Comprehensive Environmental Response, Compensation, and Liability Information System List (CERCLIS List)* – United States Environmental Protection Agency, February 15, 2005

*Corrective Action Report (CORRACTS List)* – United States Environmental Protection Agency, March 29, 2005

*Emergency Response Notification System Report (ERNS)* United States Environmental Protection Agency, December 31, 2004

Environmental Data Resources, Inc., *EDR Radius Map Report*, Report No. 01473252.1r dated July 25, 2005

*Known Contaminated Sites in New Jersey Report* – New Jersey Department of Environmental Protection, Division of Responsible Party Site Remediation, May 1, 2001

Municipal Tax Ledgers – City of Jersey City

Municipal Tax Maps – City of Jersey City

*National Priorities List* – United States Environmental Protection Agency, July 30, 2004

*National Wetlands Inventory Map* - United States Department of the Interior, Fish and Wildlife Service, dated 1976

*New Jersey Freshwater Wetlands Map* – New Jersey Department of Environmental Protection, Bureau of Freshwater Wetlands, dated 1986

*New Jersey Leaking Underground Storage Tank List* - New Jersey Department of Environmental Protection, Division of Responsible Party Site Remediation, Bureau of Underground Storage Tanks, September 17, 2002

### References (continued)

*New Jersey Solid Waste Landfill List* - New Jersey Department of Environmental Protection, Division of Solid Waste Management, July 1, 2004

*New Jersey Underground Storage Tank List* - New Jersey Department of Environmental Protection, Division of Responsible Party Site Remediation, June 16, 2004

*Resource Conservation and Recovery Information System - Corrective Action Sites List (CORRACTS)* - United States Environmental Protection Agency, March 15, 2004

*Resource Conservation and Recovery Information System - Large Quantity Generators Report (RCRIS-LgGen Report)* - United States Environmental Protection Agency, July 2, 2004

*Resource Conservation and Recovery Information System - Treatment, Storage, and Disposal (TSD) Facilities (RCRIS TSD) Report* - United States Environmental Protection Agency, May 20, 2005

*Surface Water Quality Standards* (N.J.A.C. 7:9B) - New Jersey Department of Environmental Protection, Office of Land and Water Planning, April 17, 1998

United States Geological Survey (USGS), *7.5 Minute Topographic Quadrangle Map*, Weehawken, New Jersey/New York, dated 1981

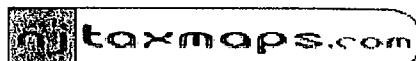
# **ATTACHMENT A**

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**Tax Ledgers**

**EcolSciences, Inc.**

Environmental Management & Regulatory Compliance



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### Property Details

**CITY OF JERSEY CITY**

*Owners Mailing Address*

**CITY OF JERSEY CITY**

**52-68 AETNA ST.**

**280 GROVE ST**

**JERSEY CITY, NJ 07302**

County: **HUDSON**

Town: **JERSEY CITY**

Block: **60**

Lot: **19.H**

Qual:

Asmt. Year: **2004**

Property Type: **Public**

Land Value: **\$2,430,000**

Zoning:

Improvement Value: **\$445,600 (15.50%)**

Building Description: **1S-M-IN-O-H**

Total Assessment: **\$2,875,600**

Lot Size: **9.644AC**

Year Built:

Property Tax: **\$132,450.14**

Land Sq Ft: **419,918**

Build. Sq Ft:

Tax Year: **2004**

Acres: **9.64**

Num. Stories: **1**

Exemption Status:



Deed Book: **4196**

Page: **279**

Deed Date: **11/25/1987**

Recorded:

Buyer: **CITY OF JERSEY CITY**

Seller:

Sale Price: **0**

Mortgage: **0**

Lender:

**1 Records Found**

Flag	Block	Lot	Qual	Owner	Address	Town	Value	Sales Price	Deed Date	Acres
<input type="checkbox"/>	60	19.H		CITY OF JERSEY CITY	52-68 AETNA ST.	JERSEY CITY	\$2,875,600	0		9.64
<input type="checkbox"/>	60	19.L		J.CAVALLONE RLTY.CO.	46-50 AETNA ST.	JERSEY CITY	\$139,800	0		0.44
<input type="checkbox"/>	60	19.M		SUMMIT METALS CO INC	36-44 AETNA ST.	JERSEY CITY	\$190,000			0.62
<input type="checkbox"/>	60	19.N		ENID SCHWARTZ	26-34 AETNA ST.	JERSEY CITY	\$140,600			0.62
<input type="checkbox"/>	60	19.P		ENID SCHWARTZ	8-24 AETNA ST.	JERSEY CITY	\$205,600	\$1	10/28/2003	0.79
<input type="checkbox"/>	60	19.Q		CITY OF JERSEY CITY	325 SKINNER MEM DRIVE	JERSEY CITY	\$67,200	0		0.84
<input type="checkbox"/>	60	19.R		CITY OF JERSEY CITY	325 SKINNER MEM DRIVE	JERSEY CITY	\$900,500			5.35
<input type="checkbox"/>	60.02	19		LIBERTY HARBOR	110 REGENT ST.	JERSEY CITY	0			0.03

**8 Records Found**



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CITY OF JERSEY CITY

Owners Mailing Address

CITY OF JERSEY CITY

325 SKINNER MEM DRIVE

280 GROVE ST

County: HUDSON

JERSEY CITY, NJ 07302

Town: JERSEY CITY

Block: 60

Lot: 19.R

Qual:

Asmt. Year: 2004

Property Type: Public

Land Value: \$802,500

Zoning:

Improvement Value: \$98,000 (10.88%)

Building Description: 1S-CB-IN-NH

Total Assessment: \$900,500

Lot Size: 5.35 ACRES 5.35 Year Built: 1

Property Tax: \$41,477.03

Land Sq Ft: 233,046

Build. Sq Ft:

Tax Year: 2004

Acres: 5.35

Num. Stories: 1

Exemption Status:

Deed E

Deed I

Reco

B

S

Sale F

Mortg

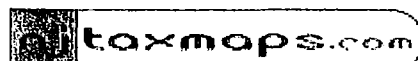
Lei

2 Reco

Tag	Block	Lot	Qual	Owner	Address	Town	Value
<input type="checkbox"/>	60.02	19		LIBERTY HARBOR	110 REGENT ST.	JERSEY CITY	0
<input type="checkbox"/>	60	19.H		CITY OF JERSEY CITY	52-68 AETNA ST.	JERSEY CITY	\$2,875,
<input type="checkbox"/>	60	19.L		J.CAVALLONE RLTY.CO.	46-50 AETNA ST.	JERSEY CITY	\$139,80
<input type="checkbox"/>	60	19.M		SUMMIT METALS CO INC	36-44 AETNA ST.	JERSEY CITY	\$190,00
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<input type="checkbox"/>	60	19.Q		CITY OF JERSEY CITY	325 SKINNER MEM DRIVE	JERSEY CITY	\$67,200
<input type="checkbox"/>	60	19.R		CITY OF JERSEY CITY	325 SKINNER MEM DRIVE	JERSEY CITY	\$900,50

1





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### Property Details

**CITY OF JERSEY CITY**

Owners Mailing Address

**CITY OF JERSEY CITY**

**325 SKINNER MEM DRIVE**

**280 GROVE ST.**

**JERSEY CITY, N.J. 07302**

County: HUDSON

Town: JERSEY CITY

Block: 60

Lot: 19.Q

Qual:

Asmt. Year: 2004

Property Type: **Public**

Land Value: \$67,200

Zoning:

Improvement Value: 0

Building Description: **VACANT LAND**

Total Assessment: \$67,200

Lot Size: 0.84AC

Year Built: 10

Property Tax: \$3,095.23

Land Sq Ft: 36,590

Build. Sq Ft:

Tax Year: 2004

Acres: 0.84

Num. Stories: 2

Exemption Status:

### Deed Data

Deed Book: 4063

Page: 183

Deed Date: 08/24/1988

Recorded:

Buyer: CITY OF JERSEY CITY

Seller:

Sale Price: 0

Mortgage: 0

Lender:

1 Records Found

Flag	Block	Lot	Qual	Owner	Address	Town	Value	Sales Price	Deed Date	Acres
<input type="checkbox"/>	60	19.H		CITY OF JERSEY CITY	52-68 AETNA ST.	JERSEY CITY	\$2,875,600	0		9.64
<input type="checkbox"/>	60	19.L		J.CAVALLONE RLTY.CO.	46-50 AETNA ST.	JERSEY CITY	\$139,800	0		0.44
<input type="checkbox"/>	60	19.M		SUMMIT METALS CO INC	36-44 AETNA ST.	JERSEY CITY	\$190,000			0.62
<input type="checkbox"/>	60	19.N		ENID SCHWARTZ	26-34 AETNA ST.	JERSEY CITY	\$140,600			0.62
<input type="checkbox"/>	60	19.P		ENID SCHWARTZ	8-24 AETNA ST.	JERSEY CITY	\$205,600	\$1	10/28/2003	0.79
<input type="checkbox"/>	60	19.Q		CITY OF JERSEY CITY	325 SKINNER MEM DRIVE	JERSEY CITY	\$67,200	0		0.84
<input type="checkbox"/>	60	19.R		CITY OF JERSEY CITY	325 SKINNER MEM DRIVE	JERSEY CITY	\$900,500			5.35
<input type="checkbox"/>	60.02	19		LIBERTY HARBOR	110 REGENT ST.	JERSEY CITY	0			0.03

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CITY OF JERSEY CITY

Owners Mailing Address

CITY OF JERSEY CITY

41-63 AETNA ST.

280 GROVE ST.

JERSEY CITY, N.J. 07302

County: HUDSON

Town: JERSEY CITY

Block: 2145

Lot: 41.T

Qual:

BLK-60 L-196

Assessment Year: 2004

Property Type: Public

Land Value: \$293,800

Zoning:

Improvement Value: \$181,500 (38.19%)

Building Description: 1S-B-&amp;M-IN

Total Assessment: \$475,300

Lot Size: 1.0367AC

Year Built:

Property Tax: \$21,892.32

Land Sq Ft: 45,302

Build. Sq Ft:

Tax Year: 2004

Acres: 1.04

Num. Stories: 1

Exemption Status:

## Sales Data

Deed Book: 1

Page: 367

Deed Date: 05/13/1997

Recorded: 07/01/1997

Buyer: KEARNY INDUSTRIAL  
ASSOCIATES LP

Seller:

Sale Price: 0

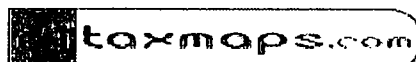
Mortgage:

Lender:

1 Records Found

Tag	Block	Lot	Qual	Owner	Address	Town	Value	Sales Price	Deed Date	Acres
<input type="checkbox"/>	2145	41.C		CONSOLIDATED RAIL	HUDSON R. & N.Y. BAY	JERSEY CITY	0	\$1,800,000	12/18/1996	4.23
<input type="checkbox"/>	2145	41.E		CONSOLIDATED RAIL	HUDSON R. & N.Y. BAY	JERSEY CITY				0
<input type="checkbox"/>	2145	41.G		CONSOLIDATED RAIL	HUDSON R. & N.Y. BAY	JERSEY CITY	0			0.22
<input type="checkbox"/>	2145	41.N		CITY OF JERSEY CITY	HUD.RIV&N.Y.BAY	JERSEY CITY	\$76,500			1.02
<input type="checkbox"/>	2145	41.Q		CITY OF JERSEY CITY	JERSEY AVE. INS.	JERSEY CITY	\$87,000			1.84
<input type="checkbox"/>	2145	41.R		TASCO RLTY CO.INC	7-33 AETNA ST.	JERSEY CITY	\$451,000	\$550,000		1.57
<input type="checkbox"/>	2145	41.S		J.CAVALLONE REALTY	35-39 AETNA ST.	JERSEY CITY	\$142,400	0		0.32
<input type="checkbox"/>	2145	41.T		CITY OF JERSEY CITY	41-63 AETNA ST.	JERSEY CITY	\$475,300			1.04
<input type="checkbox"/>	2145	42		STATE OF NEW JERSEY	HUDSON R. & N.Y. BAY	JERSEY CITY	\$623,500	0		4.16
<input type="checkbox"/>	2145	43.A		STATE OF NEW JERSEY	INS AUDREY ZAPP DRIVE	JERSEY CITY	\$84,000			1.40
1 2 3 4 5 6 7										

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CITY OF JERSEY CITY

Owners Mailing Address

CITY OF JERSEY CITY

JERSEY AVE. INS.

280 GROVE ST.

JERSEY CITY, N.J. 07302

County: HUDSON

Town: JERSEY CITY

Block: 2145

Lot: 41.Q

Qual:

Asmt. Year: 2004

Property Type: Public

Land Value: \$87,000

Zoning:

Improvement Value: 0

Building Description: VACANT LAND

Total Assessment: \$87,000

Lot Size: 1.837 AC.

Year Built:

Property Tax: \$4,007.22

Land Sq Ft: 80,150

Build. Sq Ft:

Tax Year: 2004

Acres: 1.84

Num. Stories: 2

Exemption Status:

## Sales Data



Deed Book: 1

Page: 8370

Deed Date: 08/29/1989

Recorded: 07/01/1997

Buyer: RIOS, LUIS A &amp; MARIA V.

Seller:

Sale Price: \$20,000

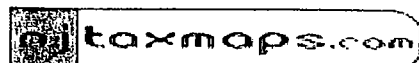
Mortgage:

Lender:

1 Records Found

Flag	Block	Lot	Qual	Owner	Address	Town	Value	Sales Price	Deed Date	Acres
<input type="checkbox"/>	2145	41.C		CONSOLIDATED RAIL	HUDSON R. & N.Y. BAY	JERSEY CITY	0	\$1,800,000	12/18/1996	4.23
<input type="checkbox"/>	2145	41.E		CONSOLIDATED RAIL	HUDSON R. & N.Y. BAY	JERSEY CITY				0
<input type="checkbox"/>	2145	41.G		CONSOLIDATED RAIL	HUDSON R. & N.Y. BAY	JERSEY CITY	0			0.22
<input type="checkbox"/>	2145	41.N		CITY OF JERSEY CITY	HUD.RIV&N.Y.BAY	JERSEY CITY	\$76,500			1.02
<input type="checkbox"/>	2145	41.Q		CITY OF JERSEY CITY	JERSEY AVE. INS.	JERSEY CITY	\$87,000			1.84
<input type="checkbox"/>	2145	41.R		TASCO RLTY CO.INC	7-33 AETNA ST.	JERSEY CITY	\$451,000	\$550,000		1.57
<input type="checkbox"/>	2145	41.S		J.CAVALLONE REALTY	35-39 AETNA ST.	JERSEY CITY	\$142,400	0		0.32
<input type="checkbox"/>	2145	41.T		CITY OF JERSEY CITY	41-63 AETNA ST.	JERSEY CITY	\$475,300			1.04

8 Records Found



29 March 2005 - First 750,000 (25%) I

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## Property Details

CITY OF JERSEY CITY

Owners Mailing Address

CITY OF JERSEY CITY

HUD.RIV&amp;N.Y.BAY

280 GROVE ST.

JERSEY CITY, N.J. 07302

County: HUDSON

Town: JERSEY CITY

Block: 2145

Lot: 41.N

Qual:

Asmt. Year: 2004

Property Type: Public

Land Value: \$76,500

Zoning:

Improvement Value: 0

Building Description: VACANT LAND

Total Assessment: \$76,500

Lot Size: 1.022 AC.

Year Built:

Property Tax: \$3,523.59

Land Sq Ft: 44,431

Build. Sq Ft:

Tax Year: 2004

Acres: 1.02

Num. Stories: 2

Exemption Status:

Deed Book: 1

Page: 220

Deed Date: 08/29/1989

Recorded: 07/01/1997

Buyer: RIOS, LUIS A &amp; MARIA V.

Seller:

Sale Price: \$20,000

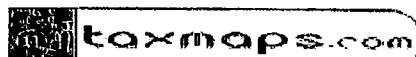
Mortgage:

Lender:

1 Records Found

Flag	Block	Lot	Qual	Owner	Address	Town	Value	Sales Price	Deed Date	Acres
<input type="checkbox"/>	2145	41.C		CONSOLIDATED RAIL	HUDSON R. & N.Y. BAY	JERSEY CITY	0	\$1,800,000	12/18/1996	4.23
<input type="checkbox"/>	2145	41.E		CONSOLIDATED RAIL	HUDSON R. & N.Y. BAY	JERSEY CITY				0
<input type="checkbox"/>	2145	41.G		CONSOLIDATED RAIL	HUDSON R. & N.Y. BAY	JERSEY CITY	0			0.22
<input type="checkbox"/>	2145	41.N		CITY OF JERSEY CITY	HUD.RIV&N.Y.BAY	JERSEY CITY	\$76,500			1.02
<input type="checkbox"/>	2145	41.Q		CITY OF JERSEY CITY	JERSEY AVE. INS.	JERSEY CITY	\$87,000			1.84
<input type="checkbox"/>	2145	41.R		TASCO RLTY CO.INC	7-33 AETNA ST.	JERSEY CITY	\$451,000	\$550,000		1.57
<input type="checkbox"/>	2145	41.S		J.CAVALLONE REALTY	35-39 AETNA ST.	JERSEY CITY	\$142,400	0		0.32
<input type="checkbox"/>	2145	41.T		CITY OF JERSEY CITY	41-63 AETNA ST.	JERSEY CITY	\$475,300			1.04
<input type="checkbox"/>	2145	42		STATE OF NEW JERSEY	HUDSON R. & N.Y. BAY	JERSEY CITY	\$623,500	0		4.16
<input type="checkbox"/>	2145	43.A		STATE OF NEW JERSEY	INS AUDREY ZAPP DRIVE	JERSEY CITY	\$84,000			1.40
1 2 3 4 5 6 7										

62 Records Found



29 March 2005 - First 750,000 (25%) I

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## Property Details

CITY OF JERSEY CITY

Owners Mailing Address

CITY OF JERSEY CITY

JOHNSTON AVE.

280 GROVE ST.

JERSEY CITY, NJ 07302

County: HUDSON

Town: JERSEY CITY

Block: 2145

Lot: 63

Qual:

Asmt. Year: 2004

Property Type: Public

Land Value: \$228,500

Zoning:

Improvement Value:

Building Description: VACANT LAND

Total Assessment: \$228,500

Lot Size: 1.27 ACRES 1.27

Year Built:

Property Tax: \$10,524.71

Land Sq Ft: 55,321

Build. Sq Ft:

Tax Year: 2004

Acres: 1.27

Num. Stories:

Exemption Status:

## Sales Data

Deed Book: 4063

Page: 183

Deed Date:

Recorded:

Buyer: CITY OF JERSEY CITY

Seller:

Sale Price:

Mortgage:

Lender:

1 Records Found

Tag	Block	Lot	Qual	Owner	Address	Town	Value	Sales Price	Deed Date	Acres
<input type="checkbox"/>	2145	55.C		55 LOTDEV, LLC C/O	JERSEY AVENUE	JERSEY CITY	\$200,000			3.71
<input type="checkbox"/>	2145	60		CITY OF JERSEY CITY	AUDREY ZAPP DR	JERSEY CITY	\$268,000			2.68
<input type="checkbox"/>	2145	60.A		CITY OF JERSEY CITY	AUDREY ZAPP DR	JERSEY CITY	\$348,000			3.05
<input type="checkbox"/>	2145	61		STATE OF N J DEPT OF	246 JOHNSTON AVE.	JERSEY CITY	\$642,500			2.57
<input type="checkbox"/>	2145	62		CONSOLIDATED RAIL	JOHNSTON AVE.	JERSEY CITY	\$438,400			3.20
<input type="checkbox"/>	2145	63		CITY OF JERSEY CITY	JOHNSTON AVE.	JERSEY CITY	\$228,500			1.27
<input type="checkbox"/>	2145	48J.KL		STATE OF N J DEPT OF	NEW YORK BAY	JERSEY CITY	\$503,000			5.03
<input type="checkbox"/>	2145	51B.51		STATE OF N J DEPT OF	NEW YORK BAY	JERSEY CITY	\$433,500			5.61
<input type="checkbox"/>	2145	40.D		STATE OF NEW JERSEY	HUDSON R. & N.Y. BAY	JERSEY CITY	\$46,000			0.46
<input type="checkbox"/>	2145	40.H		HUGO NEU SCHNITZER	HUDSON R.&N.Y.BAY	JERSEY CITY	\$1,004,900	\$55,800	02/09/1998	2.70
1 2 3 4 5 6 7										

62 Records Found

# **ATTACHMENT B**

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Sanborn Map Inventory

**EcolSciences, Inc.**

Environmental Management & Regulatory Compliance

reference number: 119266



## Preliminary Sanborn® Map Report

**Client  
Info:****Date:** 7/8/2005**Account:** 1011319**Address:** ECOL Sciences  
75 Fleetwood Drive, Suite  
250  
Rockaway, NJ 07866**Site Name:** Starbare-Jersey City**Address:** 52 Aetna Street**City/State:** Jersey City, NJ**Zip Code:** 07032

Based on client-supplied information, fire insurance maps for the following years were identified:

1885	1985
1896	1990
1906	1993
1938	1994
1950	1995
1979	
1984	

A final EDR Report will be delivered after quality review.

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# **ATTACHMENT C**

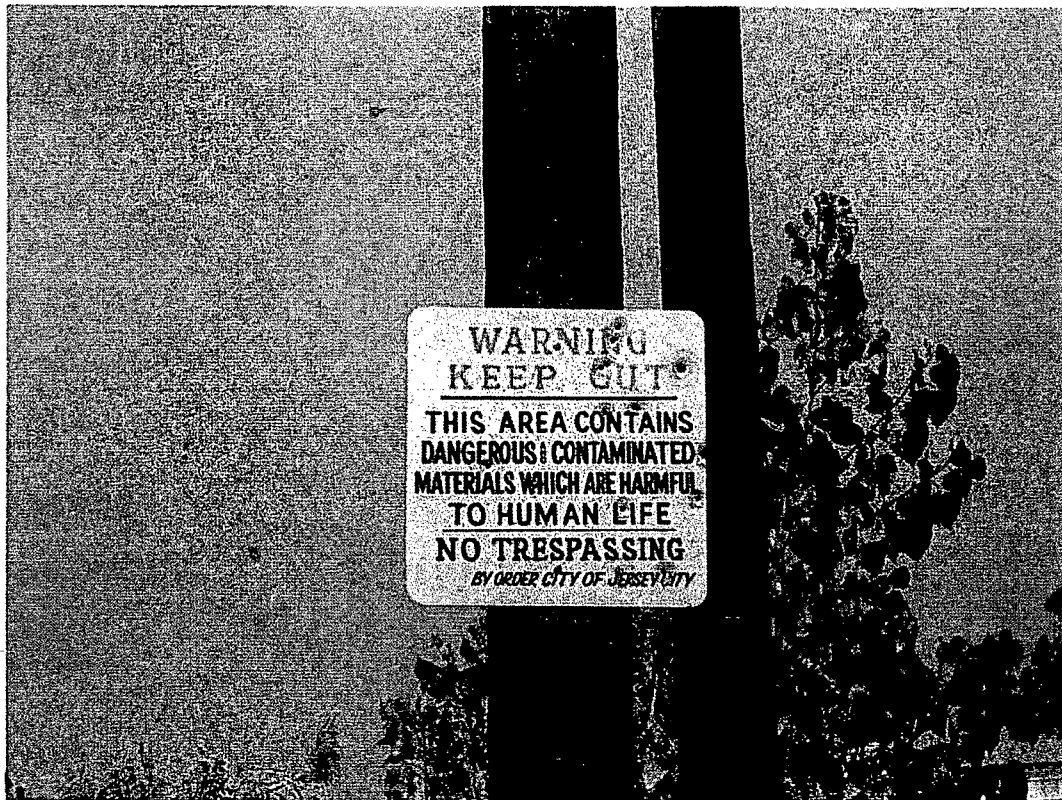
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Representative Site Photographs

**EcolSciences, Inc.**

Environmental Management & Regulatory Compliance





1) View of the warning sign on Block 60, Lot 19H.



2) View looking northward across Block 60, Lot 19H.



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Environmental Management & Regulatory Compliance



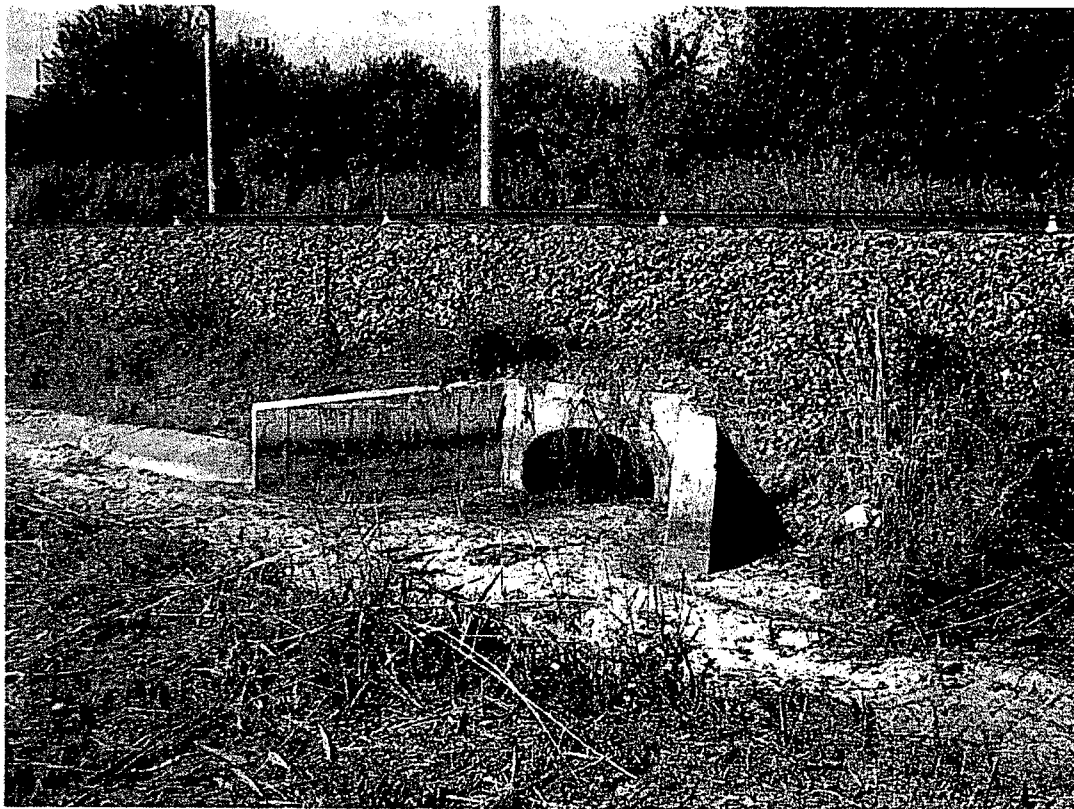
3) View of the small warehouse annex on Block 60, Lot 19H.



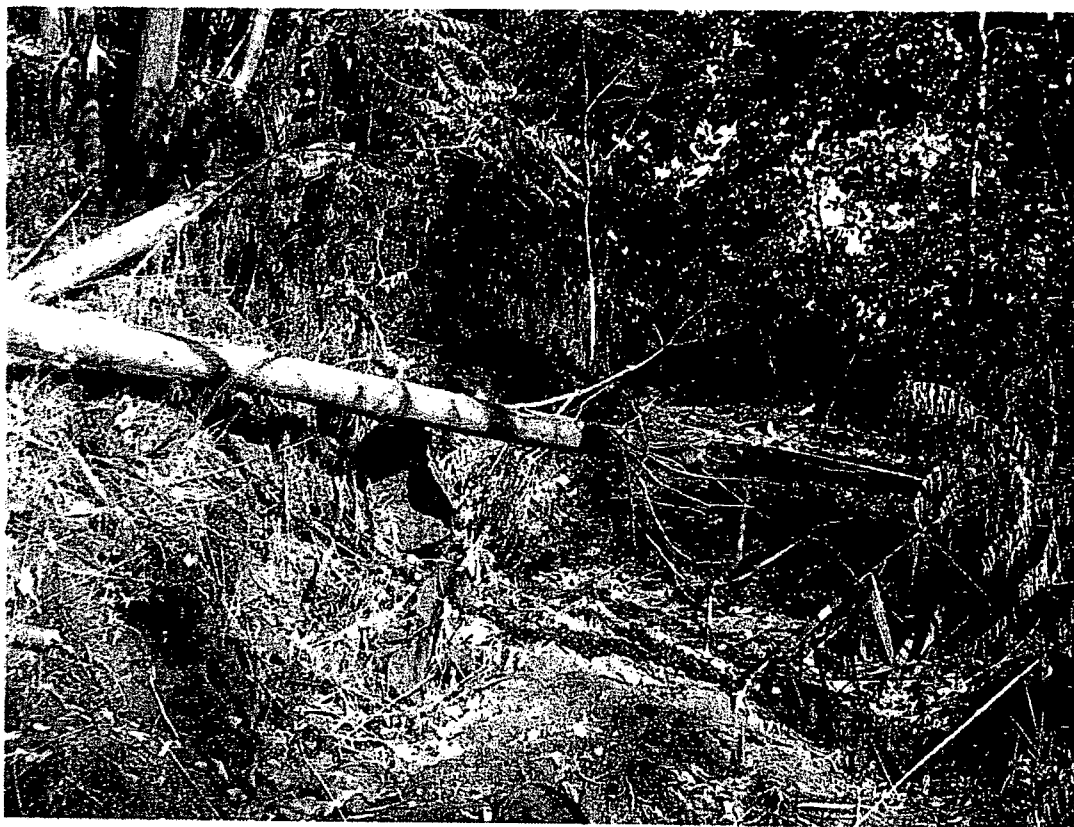
4) View of the three drums of protective clothing remaining from past USEPA cleanup activities.



**EcolSciences, Inc.**  
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5) View of the drainage culvert along the north side of Block 60, Lot 19H.



6) Buried drums in an embankment on Block 60 Lot 19H (North).



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Environmental Management & Regulatory Compliance



7) Badly deteriorated drums on Block 60, Lot 19H (North).



8) Additional buried drums on Block 60, Lot 19H (North)

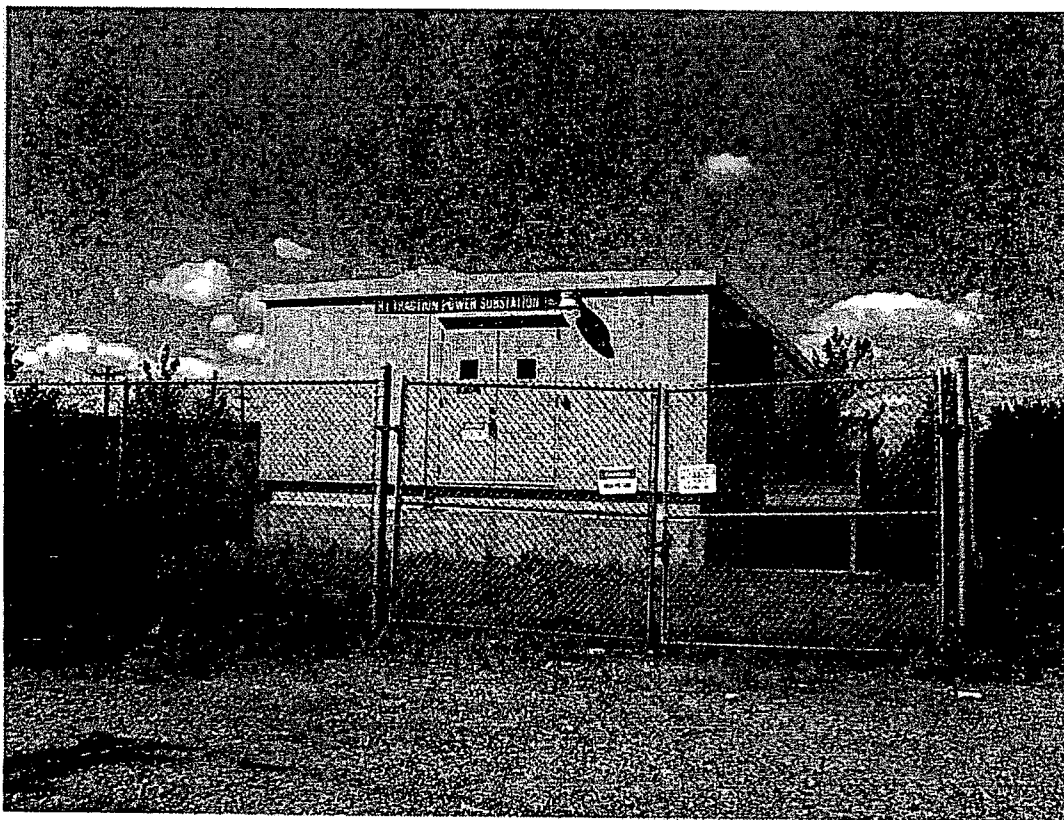


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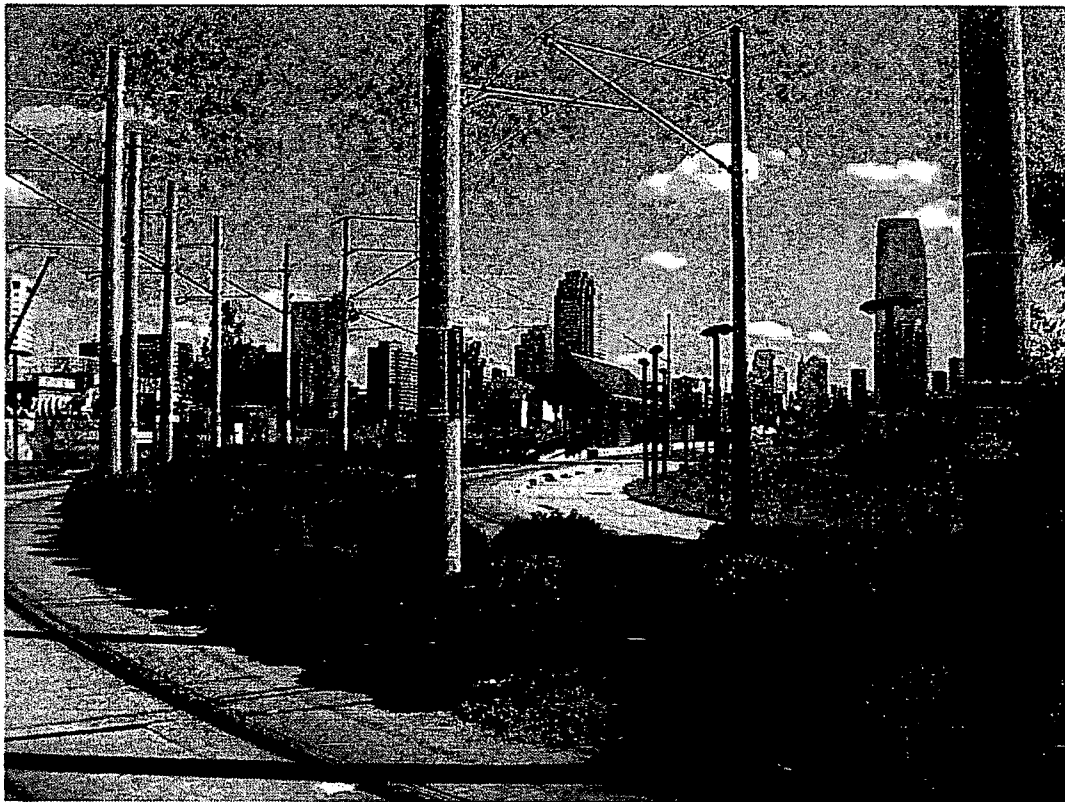
9) Typical view across Block 60, Lot 19R.



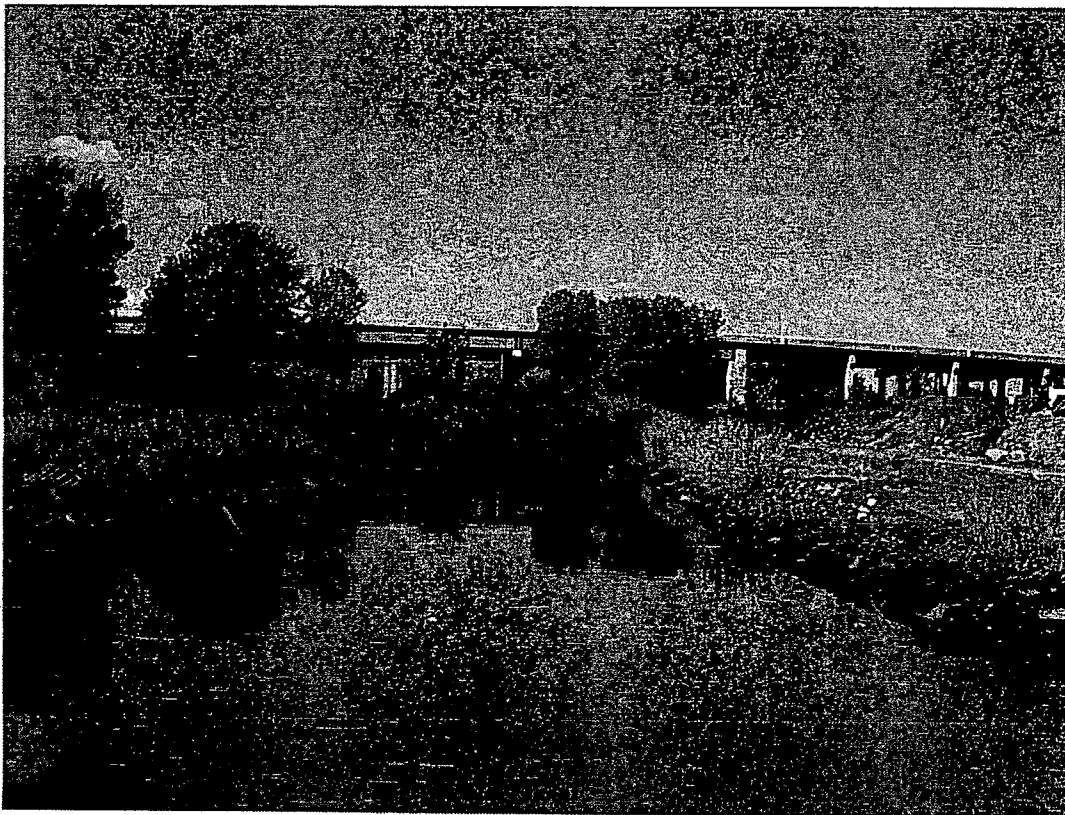
10) Electrical substation for the New Jersey Transit Hudson Light Rail on Block 60, Lot 19Q



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Environmental Management & Regulatory Compliance



11) Passenger station for the Light Rail opposite Lot 19Q to the east.



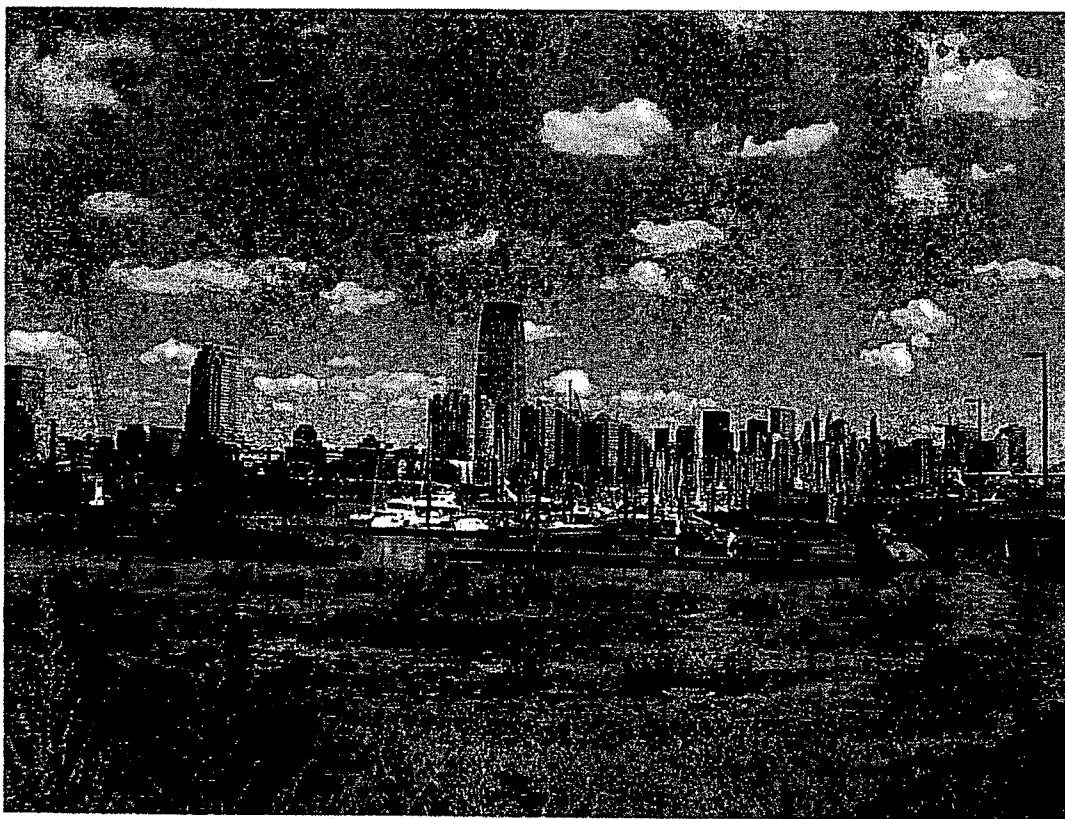
12) View of Mill Creek crossing Block 2145, Lot 41N.



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Environmental Management & Regulatory Compliance



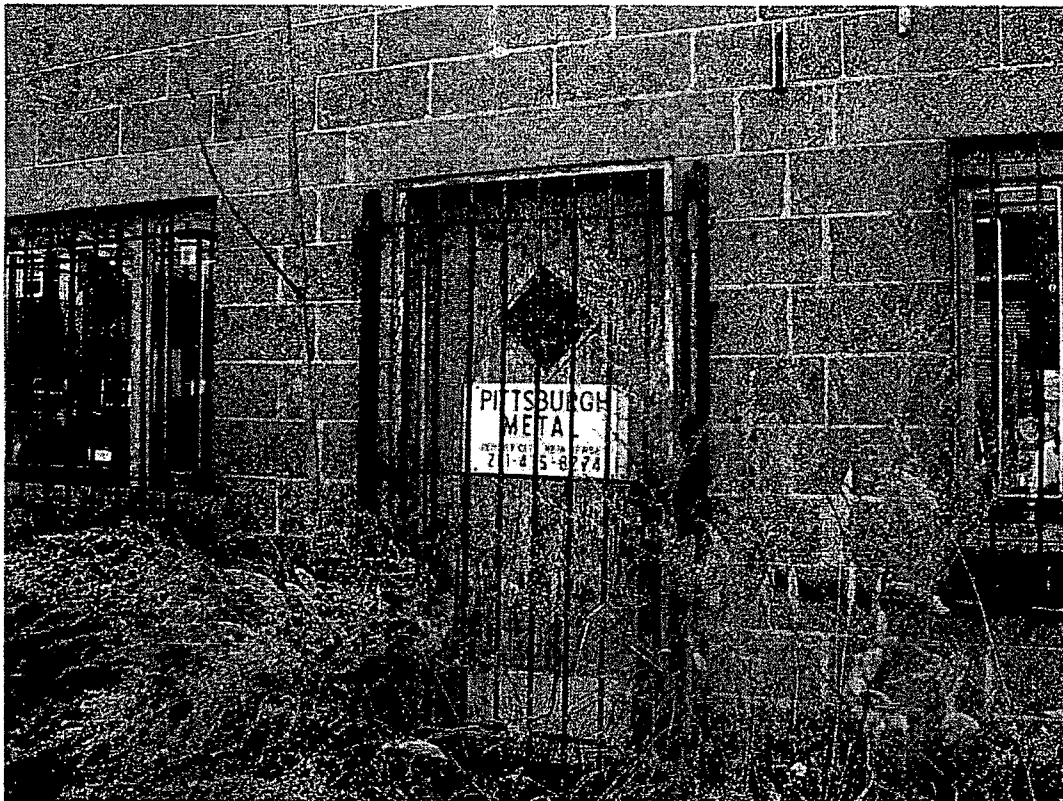
13) View of the typical vegetative cover on Block 2145, Lots 41N and 41Q.



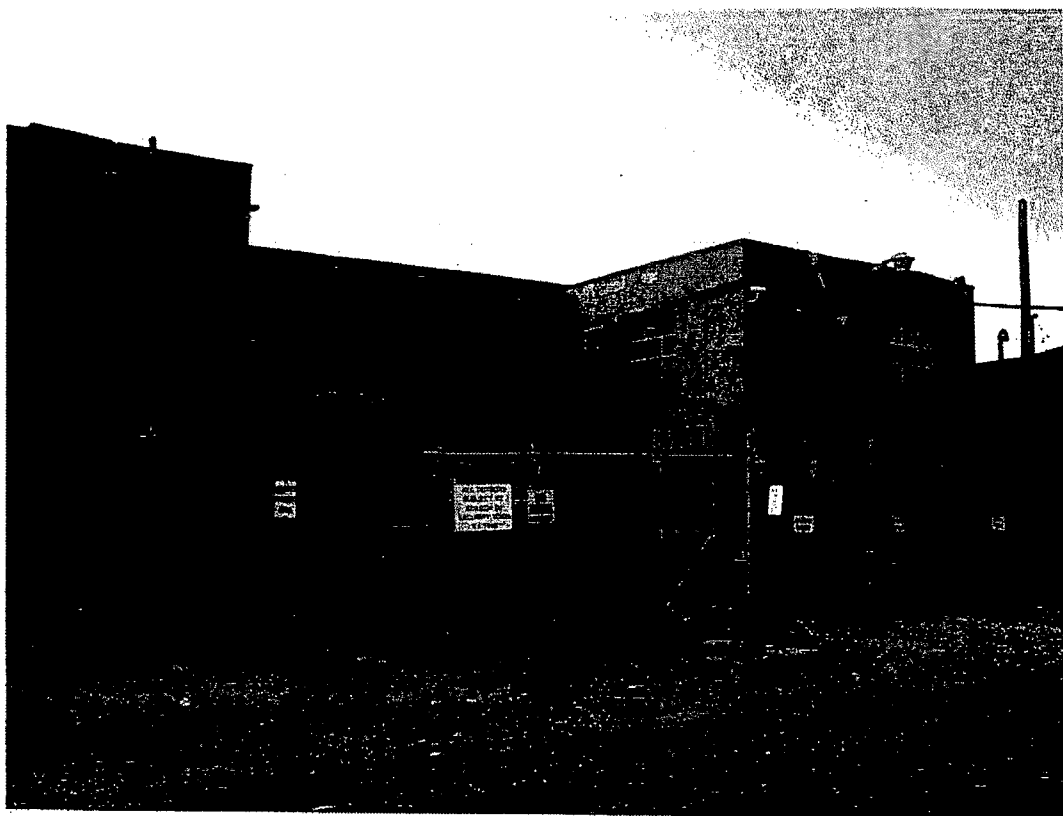
14) View looking eastward across Lot 63 toward the Morris Canal Basin.



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Environmental Management & Regulatory Compliance



15) View of the vacant office portion of Pittsburgh metals and Graphics on Block 2145, Lot 41T.

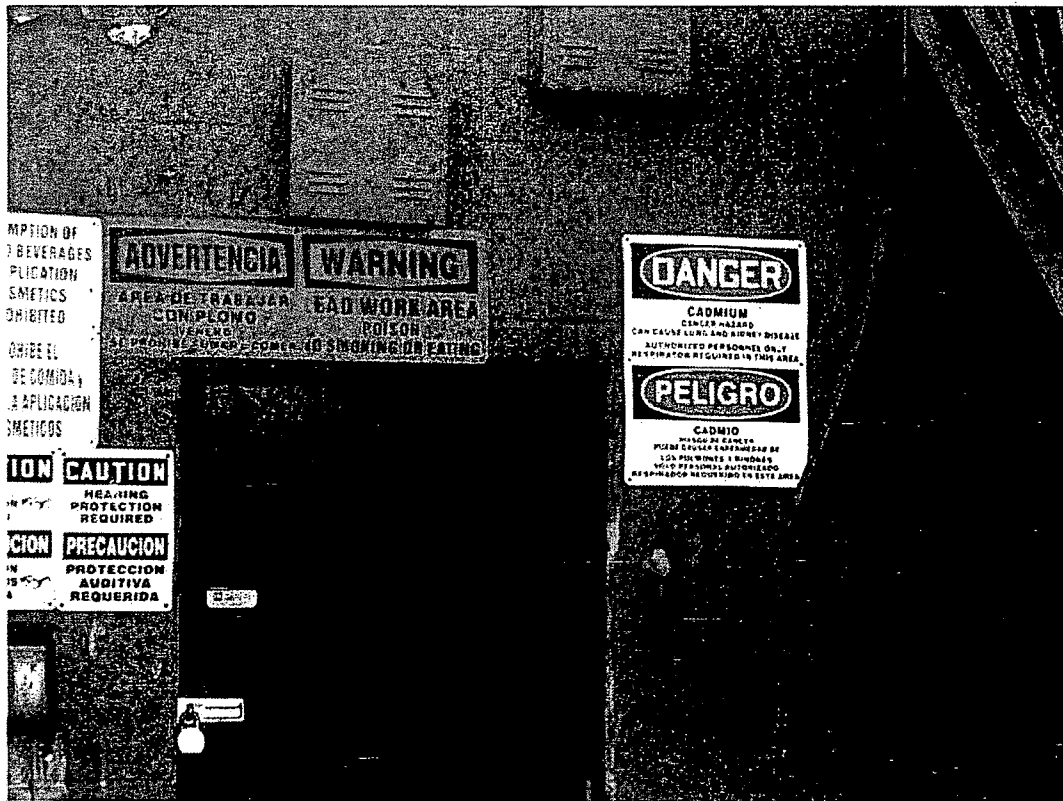


16) View of the remaining portion of Pittsburgh Metals on adjoining Block 2145, Lot 41S.



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17) Cyanide and Lead warnings on the outside wall of Pittsburgh Metals.



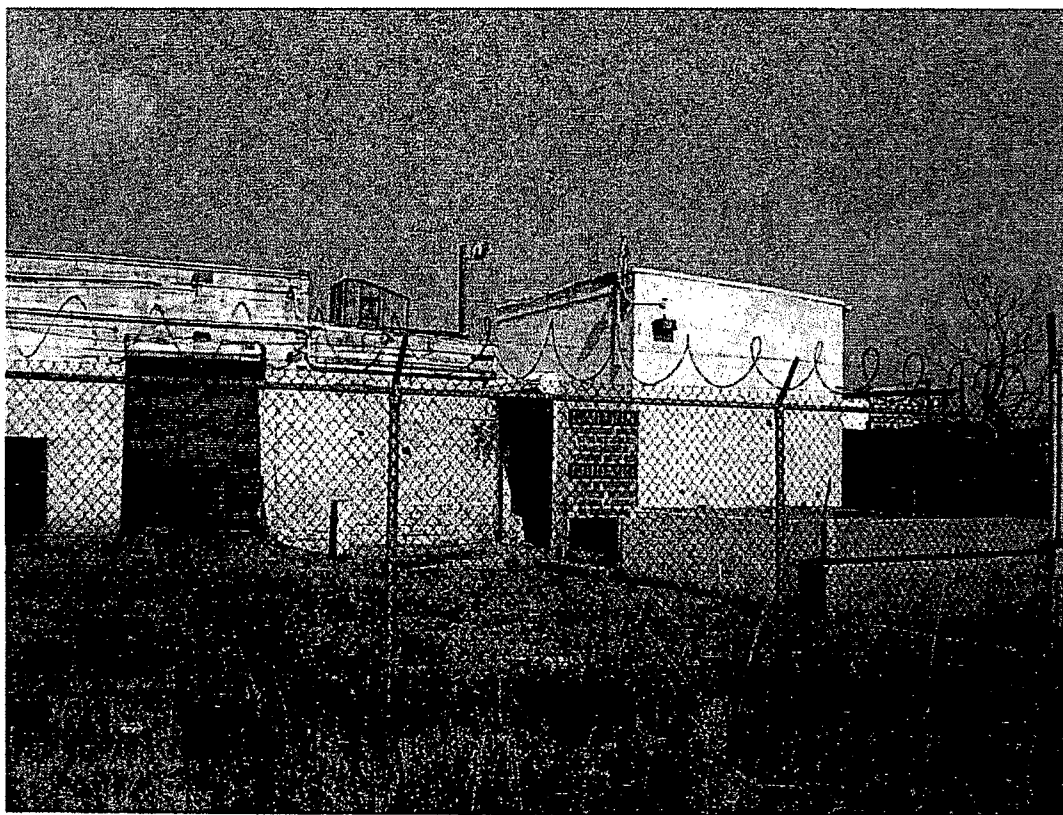
18) View of the warehouse portion of Pittsburgh Metals on Block 2145, Lot 41T.



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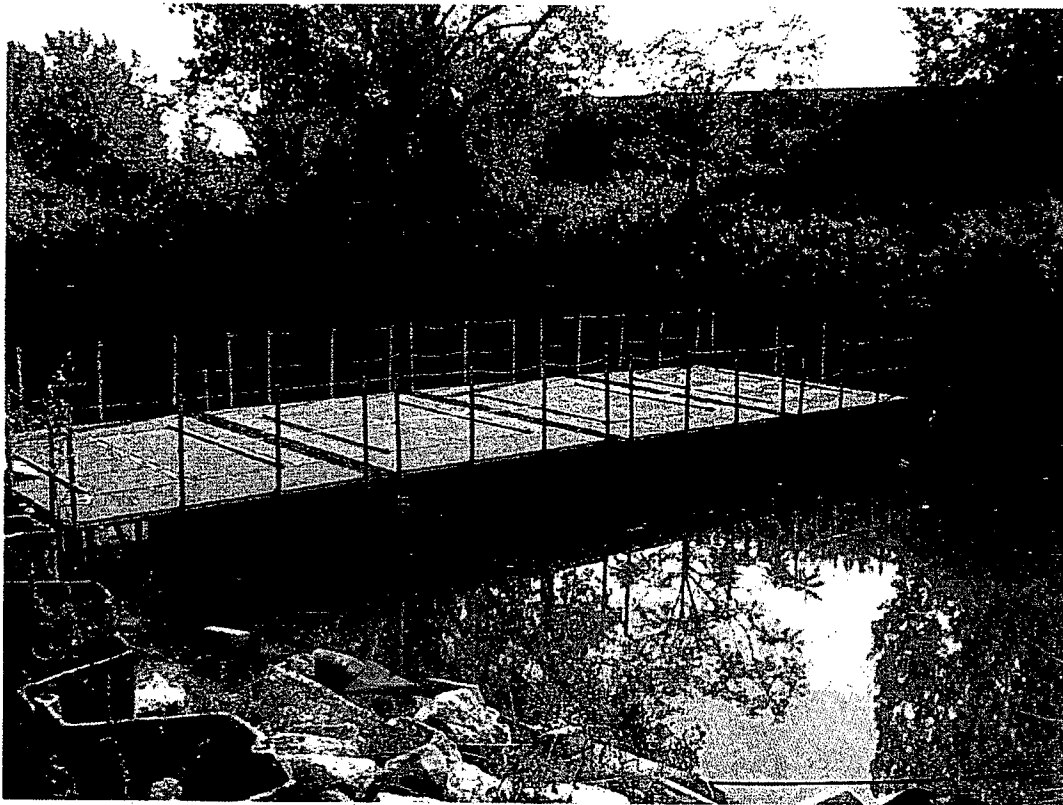
19) Loading dock/drum storage area on the west side of the Pittsburgh Metals building.



20) View of the drum storage area along the south side of Pittsburgh Metals.



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Environmental Management & Regulatory Compliance



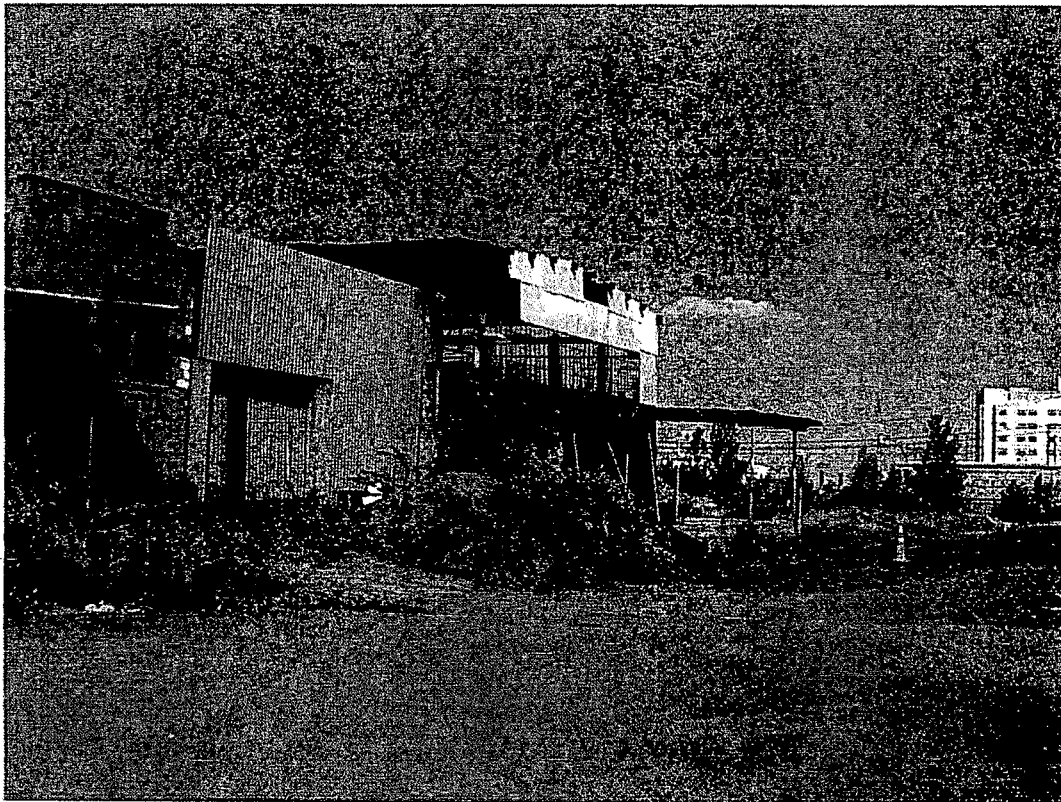
21) Sanitary sewer outfall screen on Mill Creek along the south side of Pittsburgh Metals.



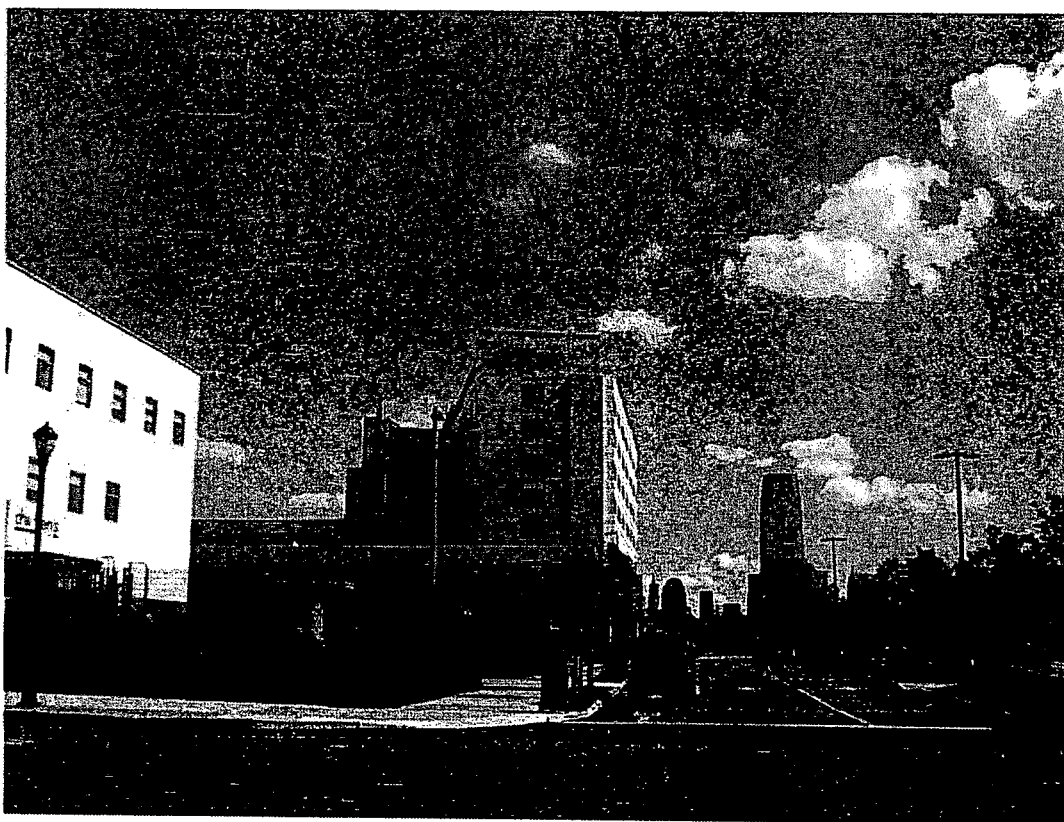
22) View of the former building that was occupied by Summit Metals on Aetna Street.



**EcolSciences, Inc.**  
Environmental Management & Regulatory Compliance



23) Abandoned auto salvage yard of the Tempesta Company on Block 2145, Lot 41R

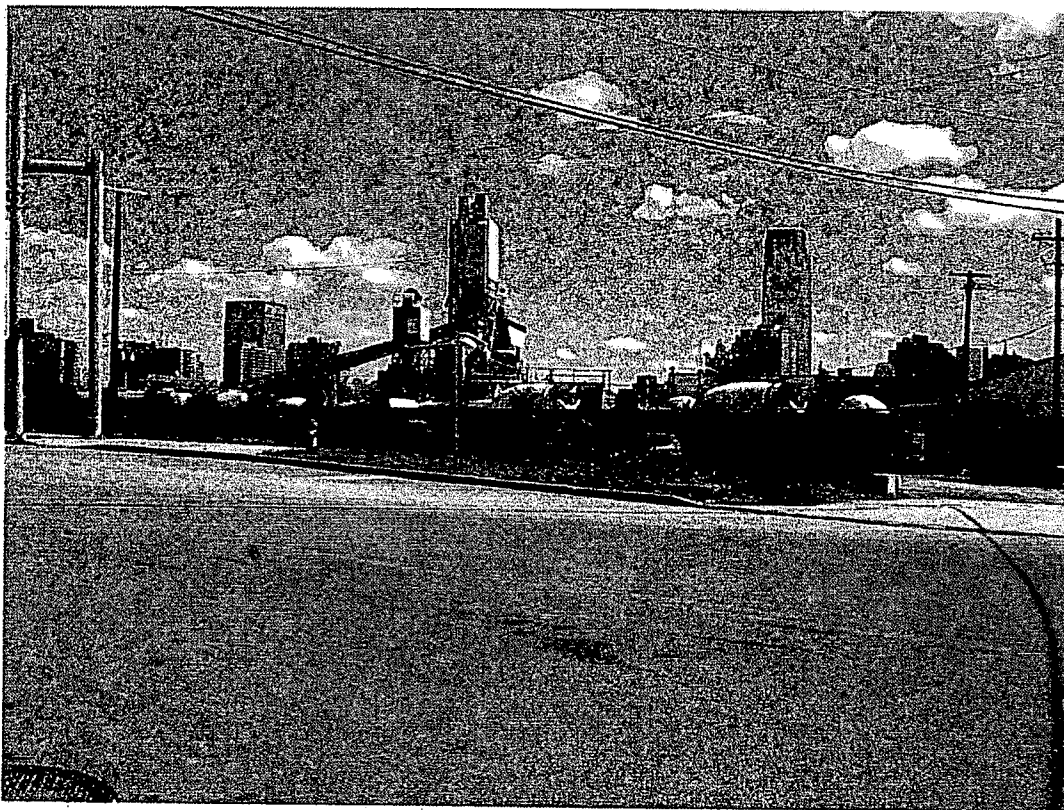


24) View of the Jersey City Medical Center to the northeast of the subject property.

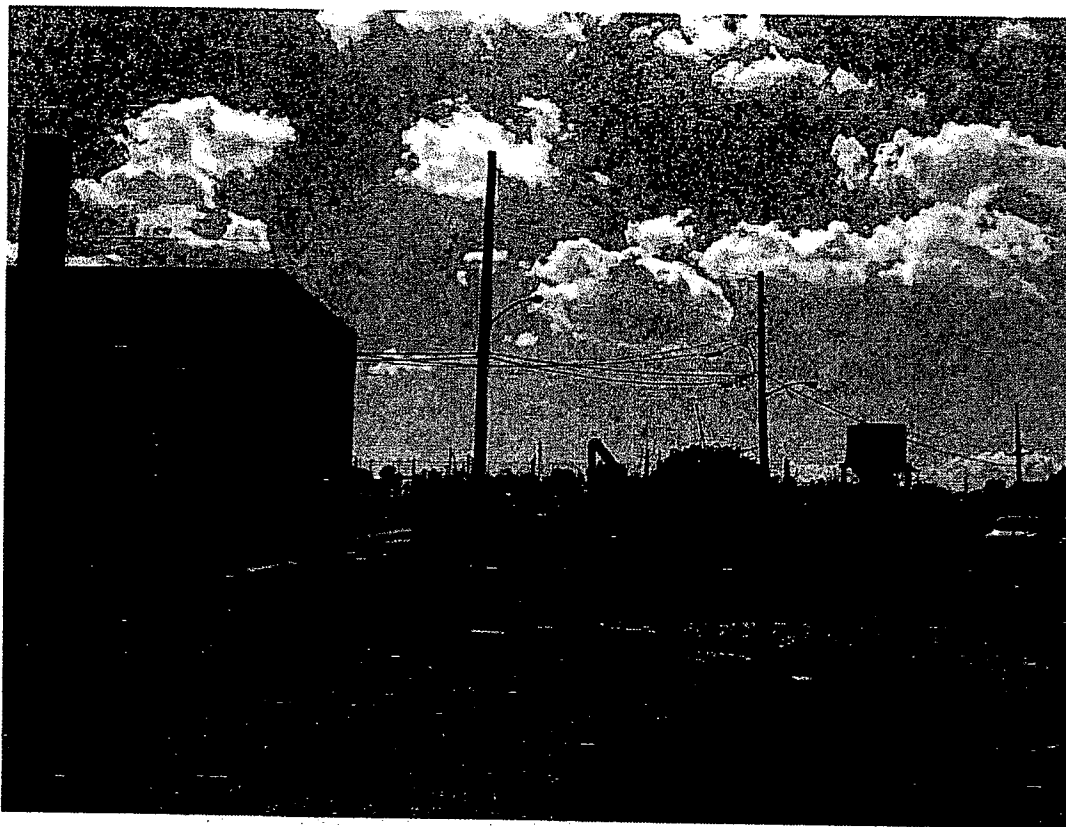


**EcolSciences, Inc.**  
Environmental Management & Regulatory Compliance





25) East Coast Materials, Inc. concrete batch plant opposite the subject property to the east.



26) Hugo Neu Schnitzer East recycling center opposite the subject property to the east.



**EcolSciences, Inc.**  
Environmental Management & Regulatory Compliance

# **ATTACHMENT D**

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**Post-Excavation Soil Sampling Summary  
Lead Remediation on Block 2145, Lot 60**

**EcolSciences, Inc.**

Environmental Management & Regulatory Compliance

**Pittsburgh Metals  
Jersey City, NJ  
Sample Grid Descriptions**

Sample Grid#	Time	Date	Description
1. K1	1425	9/18/99	Black gravel/soil/metal debris
2. K2	1449	9/18/99	Black gravel/soil/metal debris
3. K3	1530	9/18/99	Black gravel/soil/metal debris
4. K4	1611	9/18/99	Black gravel/soil/metal debris
5. K5	1641	9/18/99	Black gravel/soil/metal debris/roofing tile
6. K6	1700	9/18/99	Black gravel/soil/metal debris/roofing tile
7. K7	1727	9/18/99	Black soil/metal shavings
8. L8	1355	9/21/99	Black soil/gravel/wet
9. K8	1407	9/21/99	Black soil/wet
10. K9	1457	9/22/99	Black,gray,tan soil/white solid
11. K10	1039	9/23/99	Black,gray,tan soil/white solid
12. L9	0935	9/24/99	Black/brown soil/brick debris
13. L10	0945	9/24/99	Brown soil/brick debris/brick debris
14. M9	0924	9/27/99	Black/brown soil/metal debris
15. N9	1007	9/27/99	Black/brown soil/metal debris
16. N8	1014	9/27/99	Black/brown soil/wet/metal debris
17. O8	0815	9/28/99	Brown/black soil
18. K99	0815	9/28/99	Brown/black soil
19. P8	0840	9/28/99	Brown/black soil/wet/brick debris
20. Q8	1515	9/28/99	Brown/black soil/wet oil on water/brick debris

**Pittsburgh Metals  
Jersey City, NJ  
Sample Grid Descriptions**

Sample Grid#	Time	Date	Description
21. Q9	0945	10/1/99	Black gravel/soil/metal debris/roofing tile
22. R9	0947	10/1/99	Brown soil /slightly wet/some bricks
23. P9	1001	10/1/99	Brown soil/metal debris/bricks/roofing tiles
24. O11	1425	10/1/99	Black soil/roofing tile
25. P10	1435	10/1/99	Black/brown soil/some metal debris/slightly wet
26. O9	0852	10/5/99	Black/brown soil/red brick debris
27. N10	1116	10/5/99	Black/brown soil
28. O10	1145	10/5/99	Black/brown soil/red brick debris
29. N11	0910	10/7/99	Black/brown soil/brick/cement/roofing tile
30. M10	1330	10/7/99	Black/brown soil/brick/metal debris
31. M11	1401	10/7/99	Black/brown soil/brick/metal debris
32. O12	0940	10/11/99	Black/brown soil/metal debris
33. N12	1000	10/11/99	Black/brown soil/metal debris
34. M12	1300	10/11/99	Black/brown soil/metal debris
35. J10	0805	10/19/99	Black/brown soil/big gravel
36. J11	0905	10/20/99	Black/grey sand/metal debris
37. C2	0805	10/25/99	Black/grey soil/wet
38. C99	1240	10/25/99	*Duplicate of PE-SS-C4
39. C4	1320	10/25/99	Black soil/wet
40. F8	1329	10/25/99	Black soil/white solid



**Pittsburgh Metals  
Jersey City, NJ  
Sample Grid Descriptions**

Sample #	Time	Date	Description
41. E7	0856	10/26/99	Black soil/white solid
42. F7	0910	10/26/99	White solid/black soil/rock debris
43. F6	1500	10/26/99	Black soil/rock debris
44. E6	1515	10/26/99	Black soil/rock debris
45. F5	1410	10/27/99	Black soil/white solid
46. F4	1425	10/27/99	Black soil/white solid/brick debris
47. E5	1023	10/28/99	Black soil/white solid/brick debris
48. E4	1030	10/28/99	Black soil/white solid/brick debris
49. D4	0900	11/1/99	Black soil/ brick debris
50. D5	0905	11/1/99	Black soil/brick debris
51. C3	0910	11/1/99	Black soil/very wet
52. B2	1330	11/1/99	Black soil/ gravel
53. B3	1130	11/2/99	Black soil/ organic material
54. B4	0955	11/3/99	Black soil/ organic material
55. C5	1135	11/3/99	Black soil/ tan clay/ organic material
56. C6	1103	11/4/99	Black soil/ organic material/ plastic tiles/ bricks
57. D6	0853	11/5/99	Black soil/ brick debris
58. D7	1131	11/5/99	Black/brown soil/ brick debris
59. E8	1125	11/8/99	Black/brown soil/ brick debris/ white material
60. D8	1410	11/8/99	Black/brown soil/ brick debris

**Pittsburgh Metals  
Jersey City, NJ  
Sample Grid Descriptions**

Sample #	Time	Date	Description
61. F9	1145	11/10/99	Black/brown soil/brick debris
62. E9	1442	11/10/99	Black/brown soil/brick debris
63. F10	1035	11/11/99	Black soil *MS/MSD
64. E10	1045	11/11/99	Black soil/some white solid
65. F99	1050	11/11/99	Black soil/some white solid
66. F11	0800	11/15/99	Black/brown soil/glass debris
67. F12	0810	11/15/99	Black/brown soil/glass debris
68. E12	0900	11/16/99	Black soil
69. D13	1423	11/16/99	Black soil
70. D14	0805	11/17/99	Brown soil
71. E13	0915	11/17/99	Brown soil
72. G10	1320	11/18/99	Black/brown soil/some tile/glass debris
73. G11	1345	11/18/99	Black/Brown soil/some tile/glass debris
74. G12	1005	1/19/99	Black/brown soil/some brick debris
75. E14	1400	1/11/00	Brown soil/wet
76. F13	1405	1/11/00	Brown soil/some debris
77. F14	0853	1/12/00	Black/brown soil
78. F15	0855	1/12/00	Black/brown soil
79. G14	1413	1/12/00	Black/brown soil/debris *MS/MSD
80. G13	1415	1/12/00	Black/brown soil/white solid

**Pittsburgh Metals  
Jersey City, NJ  
Sample Grid Descriptions**

<b>Sample #</b>	<b>Time</b>	<b>Date</b>	<b>Description</b>
81. G15	1017	1/13/00	Black soil debris
82. G16	1020	1/13/00	* Duplicate of PE-SS-G16
83. H16	1022	1/13/00	Black soil/white solid/debris
84. H15	1026	1/13/00	Brown soil/some debris
85. I16	1420	1/13/00	Black/brown soil/some debris
86. I15	1335	1/14/00	Black/brown soil
87. J16	1339	1/14/00	Black/brown soil
88. J17	1340	1/14/00	Black/brown soil
89. K16	1341	1/14/00	Black/brown soil
90. K17	1343	1/14/00	Black/brown soil
91. L15	1020	1/21/00	Black soil/brick/wood debris
92. K15	1024	1/21/00	Black soil/brick/wood debris
93. J15	1027	1/21/00	Black/Brown soil/wood debris
94. H14	1030	1/21/00	Black/brown soil
95. L14	1338	1/24/00	Brown soil/debris
96. J14	1345	1/24/00	Black/brown soil/asphalt debris
97. L16	1348	1/24/00	Brown soil/some wood debris
98. I14	1351	1/24/00	Black/brown soil/concrete debris
99. I9	1347	1/26/00	* Duplicate of PE-SS-I10
100. I10	1351	1/26/00	Black soil

**Pittsburgh Metals  
Jersey City, NJ  
Sample Grid Descriptions**

Sample #	Time	Date	Description
101. H10	1430	1/26/00	Black soil debris
102. H11	0955	1/27/00	Black soil
103. I11	0959	1/27/00	Black soil
104. H12	1315	1/28/00	Brown soil/brick debris
105. I12	1318	1/28/00	Black
106. I13	1321	1/28/00	Black soil
107. J12	1354	2/7/00	Brown soil/wet
108. J13	1351	2/7/00	Brown soil/debris/wet
109. K13	1400	2/7/00	Brown soil/some brick debris
100. K14	1404	2/7/00	Black soil/some brick debris
111. L14	1410	2/7/00	Brown soil/wet/concrete blocks
112. N13	1420	2/7/00	Black soil/brick debris
113. M14	1350	2/9/00	Brown soil/gravel
114. N14	1354	2/9/00	* Duplicate of PE-SS-M14
115. M13	1401	2/9/00	Black/brown soil/gravel
116. K12	1115	2/11/00	Brown soil/gravel
117. L13	1120	2/11/00	Brown soil/gravel
118. L12	1310	2/15/00	Brown soil/gravel
119. L11	1315	2/15/00	Brown soil/gravel

**Project: Pittsburgh Metals Site**

**SAMPLE #/CONCENTRATION (MG/KG)**

**Sampling Date: September 18, 1999**

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-K1 9909182-01A	Soil PE-SS-K2 9909182-02A	Soil PE-SS-K3 9909182-03A	Soil PE-SS-K4 9909182-04A	Soil PE-SS-K5 9909182-05A	Soil PE-SS-K6 9909182-06A
Percent Moisture		84.2	91.6	87.1	83.1	83.1	84.6
Dilution Factor	IDL	1.0	1.0	1.0	1.0	1.0	1.0
Antimony	0.740	57.9	62.4	194	110	17.9	757
Cadmium	0.086	19.7 J	2.9 J	12.9 J	4.8 J	2.3 J	7.7 J
Lead	0.520	4960	9840	9280	4850	948	14000

**Sampling Date: September 18, 1999**

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-K7 9909182-07A					
Percent Moisture		86.2					
Dilution Factor	IDL	1.0					
Antimony	0.740	687					
Cadmium	0.086	8.4 J					
Lead	0.520	13000					

**Sampling Date: September 21, 1999**

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-K8 9909194-01A	Soil PE-SS-L8 9909194-02A				
Percent Moisture		84.4	79.9				
Dilution Factor	IDL	1.0	1.0				
Antimony	0.740	7.8 B	43.8				
Cadmium	0.086	0.93 J	7.0 J				
Lead	0.520	361	958				

**Sampling Date: September 18-20, 1999**

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-K10 9909218-01A	Soil PE-SS-K9 9909218-02A	Soil PE-SS-L10 9909218-04A	Soil PE-SS-L9 9909218-03A		
Percent Moisture		83.0	83.6	84.4	83.2		
Dilution Factor	IDL	1.0	1.0	1.0	1.0		
Antimony	0.740	10.6 BJ	157 J	10.8 J	7.2 BJ		
Cadmium	0.086	16.0 J	6.3 J	3.0 J	1.9 J		
Lead	0.520	699	1600	580	269		

**Inorganic Qualifiers**

IDL - Instrument Detection Limit

U - non-detected compound

J - estimated value

B - between the instrument detection limit (IDL)  
and the contract required detection limit (CRDL)

R - rejected compound

**Project: Pittsburgh Metals Site**

**SAMPLE #/CONCENTRATION (MG/KG)**

**Sampling Date: September 27-28, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-K99	Soil PE-SS-M9	Soil PE-SS-N8	Soil PE-SS-N9	Soil PE-SS-O8	Soil PE-SS-P8
	Lab ID	9909235-06A	9909235-01A	9909235-03A	9909235-02A	9909235-04A	9909235-05A
Percent Moisture		79.3	78.5	78.1	89.1	81.0	66.4
Dilution Factor	IDL	1.0	1.0	1.0	1.0	1.0	1.0
Antimony	0.740	22.8 J	16.3 J	14.5 J	25.0 J	28.5 J	521 J
Cadmium	0.086	9.5 J	2.9 J	1.9 J	2.8 J	3.8 J	10.0 J
Lead	0.520	4810	1280	3630	647	4810	3650

**Sampling Date: September 28, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-Q8					
	Lab ID	9909252-01A					
Percent Moisture		83.7					
Dilution Factor	IDL	1.0					
Antimony	0.740	R					
Cadmium	0.086	12.1 J					
Lead	0.520	10100					

**Sampling Date: October 1, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-O11	Soil PE-SS-P10	Soil PE-SS-P9	Soil PE-SS-Q9	Soil PE-SS-R9	
	Lab ID	9910023-04A	9910023-05A	9910023-03A	9910023-01A	9910023-02A	
Percent Moisture		82.3	73.8	85.8	84.5	82.5	
Dilution Factor	IDL	1.0	1.0	1.0	1.0	1.0	
Antimony	0.740	R	R	R	R	R	
Cadmium	0.086	4.5 J	7.5 J	3.8 J	2.9 J	0.66 B	
Lead	0.520	1280	1090	1190	687	297	

**Sampling Date: October 5, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-010	Soil PE-SS-09	Soil PE-SS-N10			
	Lab ID	9910048-03A	9910048-01A	9910048-02A			
Percent Moisture		72.1	86.0	87.3			
Dilution Factor	IDL	1.0	1.0	1.0			
Antimony	0.740	5.1 B	16.5	10.5			
Cadmium	0.086	1.2 J	3.9 J	1.0 J			
Lead	0.520	292	1120	949			

**Inorganic Qualifiers**

IDL - Instrument Detection Limit

U - non-detected compound

J - estimated value

B - between the instrument detection limit (IDL)  
and the contract required detection limit (CRDL)

R - rejected compound

**Project: Pittsburgh Metals Site**

**SAMPLE #/CONCENTRATION (MG/KG)**

**Sampling Date: October 7, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-M10	Soil PE-SS-M11	Soil PE-SS-N11			
	Lab ID	9910081-02A	9910081-03A	9910081-01A			
Percent Moisture		82.4	85.8	74.6			
Dilution Factor	IDL	1.0	1.0	1.0			
Antimony	0.740	7.0 B	50.5	75.7			
Cadmium	0.086	1.6 J	5.6 J	10.7 J			
Lead	0.520	327	5160	10100			

**Sampling Date: October 11, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-O12	Soil PE-SS-M12	Soil PE-SS-N12			
	Lab ID	9910121-01A	9910121-03A	9910121-02A			
Percent Moisture		82.6	80.5	72.6			
Dilution Factor	IDL	1.0	1.0	1.0			
Antimony	0.740	R	R	R			
Cadmium	0.086	2.2 J	7.8 J	1.1 J			
Lead	0.520	261 J	16100 J	765 J			

**Sampling Date: October 19-20, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-J10	Soil PE-SS-J11				
	Lab ID	9910189-01A	9910189-02A				
Percent Moisture		98.1	83.7				
Dilution Factor	IDL	1.0	1.0				
Antimony	0.740	1070	1.8 B				
Cadmium	0.086	172	0.53 B				
Lead	0.520	17200	51.8 J				

**Sampling Date: October 25, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-C2	Soil PE-SS-C4	Soil PE-SS-C99	Soil PE-SS-F8		
	Lab ID	9910202-01A	9910202-03A	9910202-02A	9910202-04A		
Percent Moisture		61.8	70.9	54.1	67.5		
Dilution Factor	IDL	1.0	1.0	1.0	1.0		
Antimony	0.740	56.3	114	221	1.0 B		
Cadmium	0.086	23.8 J	20.7 J	28.4 J	0.082 B		
Lead	0.520	46500	19800 J	76600 J	8.9		

**Inorganic Qualifiers**

IDL - Instrument Detection Limit

U - non-detected compound

J - estimated value

B - between the instrument detection limit (IDL)  
and the contract required detection limit (CRDL)

R - rejected compound

**Project: Pittsburgh Metals Site**

**SAMPLE #/CONCENTRATION (MG/KG)**

**Sampling Date: October 26, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-E7	Soil PE-SS-F7				
	Lab ID	9910212-01	9910212-02A				
Percent Moisture		81.0	66.6				
Dilution Factor	IDL	1.0	1.0				
Antimony	0.740	153	12.6				
Cadmium	0.086	6.3 J	0.19 B				
Lead	0.520	794	254				

**Sampling Date: October 26-27, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-E6	Soil PE-SS-F4	Soil PE-SS-F5	Soil PE-SS-F6		
	Lab ID	9910226-02A	9910226-04A	9910226-03A	9910226-01A		
Percent Moisture		81.4	76.8	83.5	83.0		
Dilution Factor	IDL	1.0	1.0	1.0	1.0		
Antimony	0.740	30.9	32.1	10.0 B	84.1		
Cadmium	0.086	4.2 J	198 J	0.82 B	6.5 J		
Lead	0.520	1290	1600	843	3150		

**Sampling Date: October 28, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-E4	Soil PE-SS-E5				
	Lab ID	9910237-02A	9910237-01A				
Percent Moisture		66.2	83.3				
Dilution Factor	IDL	1.0	1.0				
Antimony	0.740	156	38.3				
Cadmium	0.086	37.2 J	1.9 J				
Lead	0.520	12800	11200				

**Sampling Date: November 1, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-B2	Soil PE-SS-C3	Soil PE-SS-D4	Soil PE-SS-D5		
	Lab ID	9911007-04A	9911007-03A	9911007-01A	9911007-02A		
Percent Moisture		68.3	62.6	70.0	79.7		
Dilution Factor	IDL	1.0	1.0	1.0	1.0		
Antimony	0.740	453	161	90.4	21.3		
Cadmium	0.086	84.6 J	50.5 J	119 J	6.5 J		
Lead	0.520	23800	30100	1750	1690		

**Inorganic Qualifiers**

IDL - Instrument Detection Limit

U - non-detected compound

J - estimated value

B - between the instrument detection limit (IDL)  
and the contract required detection limit (CRDL)

R - rejected compound



**Project: Pittsburgh Metals Site**

**SAMPLE #/CONCENTRATION (MG/KG)**

**Sampling Date: November 2-3, 1999**

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-B3 9911037-01A	Soil PE-SS-B4 9911037-02A	Soil PE-SS-C5 9911037-03A			
Percent Moisture		66.7	57.4	49.4			
Dilution Factor	IDL	1.0	1.0	1.0			
Antimony	0.740	104	716	457 J			
Cadmium	0.086	15.9 J	34.4 J	31.8 J			
Lead	0.520	1520	61900	131000 J			

**Sampling Date: November 4-5, 1999**

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-C6 9911059-01A	Soil PE-SS-D6 9911059-02A	Soil PE-SS-D7 911059-003A			
Percent Moisture		44.5	66.7	81.2			
Dilution Factor	IDL	1.0	1.0	1.0			
Antimony	0.740	1100 J	212	845			
Cadmium	0.086	9.1 J	19.3	24.5			
Lead	0.520	16500 J	5270	11200			

**Sampling Date: November 8, 1999**

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-D8 9911076-02A	Soil PE-SS-E8 9911076-01A				
Percent Moisture		80.1	84.0				
Dilution Factor	IDL	1.0	1.0				
Antimony	0.740	162	2240				
Cadmium	0.086	22.9	33.0				
Lead	0.520	17700	50100				

**Sampling Date: November 10, 1999**

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-E9 9911102-02A	Soil PE-SS-F9 9911102-01A				
Percent Moisture		80.1	81.2				
Dilution Factor	IDL	1.0	1.0				
Antimony	0.740	5.7 BJ	3.4 BJ				
Cadmium	0.086	0.45 B	1.1				
Lead	0.520	421	746				

**Inorganic Qualifiers**

IDL - Instrument Detection Limit

U - non-detected compound

J - estimated value

B - between the instrument detection limit (IDL)  
and the contract required detection limit (CRDL)

R - rejected compound

**Project: Pittsburgh Metals Site**

**SAMPLE #/CONCENTRATION (MG/KG)**

**Sampling Date: November 11, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-E10	Soil PE-SS-F10	Soil PE-SS-F99			
	Lab ID	9911113-02A	9911113-01A	9911113-03A			
Percent Moisture		75.2	73.3	51.8			
Dilution Factor	IDL	1.0	1.0	1.0			
Antimony	0.740	199 J	58.2 J	313 J			
Cadmium	0.086	31.1	22.9	35.9			
Lead	0.520	172000 J	2000	72100 J			

**Sampling Date: November 15, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-F11	Soil PE-SS-F12				
	Lab ID	9911124-01A	9911124-02A				
Percent Moisture		77.3	78.7				
Dilution Factor	IDL	1.0	1.0				
Antimony	0.740	98.3 J	60.9 J				
Cadmium	0.086	18.2	8.4				
Lead	0.520	7190	6270				

**Sampling Date: November 16, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-D13	Soil PE-SS-D14	Soil PE-SS-E12	Soil PE-SS-E13		
	Lab ID	9911159-02A	9911159-03A	9911159-01A	9911159-04A		
Percent Moisture		82.6	77.7	78.4	70.4		
Dilution Factor	IDL	1.0	1.0	1.0	1.0		
Antimony	0.740	33.1 J	19.9 J	41.7 J	20.1 J		
Cadmium	0.086	6.6 J	2.8 J	0.80 J	1.1 J		
Lead	0.520	1150	1050	662	316		

**Sampling Date: November 18, 1999**

Total Metals	Matrix Client ID	Soil PE-SS-G10	Soil PE-SS-G11	Soil PE-SS-G12			
	Lab ID	9911175-01A	9911175-02A	9911175-03A			
Percent Moisture		82.0	85.6	79.6			
Dilution Factor	IDL	1.0	1.0	1.0			
Antimony	0.740	37.6 J	81.0 J	68.7 J			
Cadmium	0.086	268 J	31.6 J	9.0 J			
Lead	0.520	2750	2410	18900			

**Inorganic Qualifiers**

IDL - Instrument Detection Limit

U - non-detected compound

J - estimated value

B - between the instrument detection limit (IDL)  
and the contract required detection limit (CRDL)

R - rejected compound

**Project: Pittsburgh Metals Site**

**SAMPLE #/CONCENTRATION (MG/KG)**

**Sampling Date: January 11 - 21, 2000**

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-E14 Q1086-8	Soil PE-SS-F13 Q1086-9	Soil PE-SS-G15 Q1086-3	Soil PE-SS-G16 Q1086-4	Soil PE-SS-H14 Q1086-13	Soil PE-SS-H15 Q1086-6
Percent Moisture		73.7	68.7	54.2	71.3	62.0	70.7
Dilution Factor	IDL	1.0	1.0	1.0	1.0	1.0	1.0
Antimony	0.52	4.7 B	4.9 B	1480	*2870	30.2	4.4 B
Cadmium	0.04	1.4	2.2	26.9	19.3	4.8	3.3
Lead	0.20	910	*10700	*45100	*43800	2830	1150

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-H16 Q1086-5	Soil PE-SS-I16 Q1086-7	Soil PE-SS-J15 Q1086-12	Soil PE-SS-K15 Q1086-11	Soil PE-SS-L15 Q1086-10	
Percent Moisture		62.7	77.9	65.6	81.0	84.8	
Dilution Factor	IDL	1.0	1.0	1.0	1.0	1.0	
Antimony	0.52	139	7.1 B	10.1 B	6.7 B	*23600	
Cadmium	0.04	14.8	15.4	3.0	2.6	161	
Lead	0.20	6650	1580	2020	774	*187000	

**Inorganic Qualifiers**

IDL - Instrument Detection Limit

U - non-detected compound

J - estimated value

B - between the instrument detection limit (IDL)  
and the contract required detection limit (CRDL)

R - rejected compound

**Project: Pittsburgh Metals Site**

**SAMPLE #/CONCENTRATION (MG/KG)**

**Sampling Date: January 12 - 28, 2000**

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-F14 R1086-6	Soil PE-SS-F15 R1086-7	Soil PE-SS-G13 R1086-9	Soil PE-SS-G14 R1086-8	Soil PE-SS-H10 R1086-3	Soil PE-SS-H11 R1086-4
Percent Moisture		79.8	73.1	62.0	69.1	78.2	91.0
Dilution Factor	IDL	1.0	1.0	1.0	1.0	1.0	1.0
Antimony	0.52	19.7 J	18.2 J	45.1 J	7.4 BJ	118 J	0.55 UJ
Cadmium	0.04	12.6	1250	13.9	5.6	796	4.1
Lead	0.20	3010	2130	*158000	2310	*12600	204

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-H12 R1086-10	Soil PE-SS-I10 R1086-1	Soil PE-SS-I11 R1086-5	Soil PE-SS-I12 R1086-11	Soil PE-SS-I13 R1086-12	Soil PE-SS-I14 R1086-20
Percent Moisture		84.3	78.0	94.0	90.1	84.0	76.5
Dilution Factor	IDL	1.0	1.0	1.0	1.0	1.0	1.0
Antimony	0.52	16.2 J	12.5 BJ	2.4 BJ	1.5 BJ	3.0 BJ	3.0 BJ
Cadmium	0.04	11.2	398	6.8	1.2	5.3	3.0
Lead	0.20	6920	2610	1120	685	3350	1500

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-I15 R1086-13	Soil PE-SS-I9 R1086-2	Soil PE-SS-J14 R1086-18	Soil PE-SS-J16 R1086-14	Soil PE-SS-J17 R1086-15	Soil PE-SS-K16 R1086-16
Percent Moisture		81.8	71.2	73.2	78.7	84.5	82.2
Dilution Factor	IDL	1.0	1.0	1.0	1.0	1.0	1.0
Antimony	0.52	31.5 J	8.3 BJ	4.8 BJ	3.9 BJ	0.61 UJ	0.61 UJ
Cadmium	0.04	16.2	513	28.0	7.4	0.58 B	0.83 B
Lead	0.20	*10900	2350	2320	1270	2970	262

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-K17 R1086-17	Soil PE-SS-L16 R1086-19				
Percent Moisture		91.0	72.3				
Dilution Factor	IDL	1.0	1.0				
Antimony	0.52	0.54 UJ	4.1 BJ				
Cadmium	0.04	1.3	2.4				
Lead	0.20	138	1060				

**Inorganic Qualifiers**

IDL - Instrument Detection Limit

U - non-detected compound

J - estimated value

B - between the instrument detection limit (IDL)  
and the contract required detection limit (CRDL)

R - rejected compound

**Project: Pittsburgh Metals Site**

**SAMPLE #/CONCENTRATION (MG/KG)**

**Sampling Date: January 24 - February 15, 2000**

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-J12 S1086-3	Soil PE-SS-J13 S1086-2	Soil PE-SS-K12 S1086-11	Soil PE-SS-K13 S1086-4	Soil PE-SS-K14 S1086-5	Soil PE-SS-L11 S1086-14
Percent Moisture		79.0	63.0	71.1	72.9	65.0	85.1
Dilution Factor	IDL	1.0	1.0	1.0	1.0	1.0	1.0
Antimony	0.52	6.9 BJ	51.1 J	15.3 J	18.8 J	127 J	9.1 BJ
Cadmium	0.04	6.4 J	39.5 J	10.2 J	10.8 J	18.8 J	3.3 J
Lead	0.20	692	10500	4700	3270	7310	1110

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-L12 S1086-13	Soil PE-SS-L13 S1086-12	Soil PE-SS-L14 S1086-1	Soil PE-SS-L14A S1086-6	Soil PE-SS-M13 S1086-10	Soil PE-SS-M14 S1086-8
Percent Moisture		76.3	72.1	72.6	77.7	74.4	62.3
Dilution Factor	IDL	1.0	1.0	1.0	1.0	1.0	1.0
Antimony	0.52	9.6 BJ	71.4 J	14.4 BJ	3.5 BJ	10.4 BJ	7.5 BJ
Cadmium	0.04	5.4 J	28.7 J	7.8 J	3.7 J	5.1 J	6.0 J
Lead	0.20	1750	5640	1710	684	1300	581

Total Metals	Matrix Client ID Lab ID	Soil PE-SS-N13 S1086-7	Soil PE-SS-N14 S1086-9				
Percent Moisture		71.1	70.0				
Dilution Factor	IDL	1.0	1.0				
Antimony	0.52	13.8 BJ	4.7 BJ				
Cadmium	0.04	7.3 J	4.1 J				
Lead	0.20	2600	752				

**Inorganic Qualifiers**

IDL - Instrument Detection Limit

U - non-detected compound

J - estimated value

B - between the instrument detection limit (IDL)  
and the contract required detection limit (CRDL)

R - rejected compound

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# PESTICIDE/PCB DATA TABLE

PROJECT: Pittsburgh Metals  
SOIL: Low Concentration

SDG# S1086  
RFP #6443

Sample #/Concentration (ug/Kg)

Sample Date		02/07/00	02/07/00	02/07/00	02/07/00	02/07/00	02/15/00	02/15/00	02/11/00	01/24/00	01/24/00	02/09/00	02/09/00	02/07/00	02/09/00
Sample ID		PE-SS-J12	PE-SS-J13	PE-SS-K12	PE-SS-K13	PE-SS-K14	PE-SS-L11	PE-SS-L12	PE-SS-L13	PE-SS-L14	PE-SS-L14A	PE-SS-M13	PE-SS-M14	PE-SS-N13	PE-SS-N14
Lab ID	Method	S1086-3	S1086-2	S1086-11	S1086-4	S1086-5	S1086-14	S1086-13	S1086-12	S1086-1	S1086-6	S1086-10	S1086-8	S1086-7	S1086-9
% Moisture	Detection	21%	37%	29%	27%	35%	15%	24%	28%	27%	22%	26%	42%	29%	30%
Dilution Factor	Limit	5.0	50.0	1.0	20.0	10.0	50.0	50.0	1.0	1.0	1.0	100.0	5.0	10.0	10.0
Aroclor-1016	33	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Aroclor-1221	67	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Aroclor-1232	33	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Aroclor-1242	33	U	U	U	U	U	34000 *	U	U	U	U	U	U	U	U
Aroclor-1248	33	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Aroclor-1254	33	1600 J	13000	4600 *	8400	4700	4600	20000	1600 *	1000 J *	400 J	2500 J	U	4400 J	U
Aroclor-1260	33	1400	12000 J	1700 *	8000	6500	2300 J	4900	950 *	460 *	390 J	1500 J	330	3500	530

\* - DF=10

\* - DF=100

\* - DF=5

\* - DF=5

U - Non-detected compound.

B - Compound detected in the associated Method Blank.

J - Estimated value.

JN - Presumptive evidence of a compound at an estimated value.

R - Rejected compound.

# **ATTACHMENT E**

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**EDR Radius Map with Geotcheck® Report**

**EcolSciences, Inc.**

Environmental Management & Regulatory Compliance



**EDR™** Environmental  
Data Resources Inc

## **The EDR Radius Map with GeoCheck®**

**Starbare-Jersey City  
52 Aetna Street  
Jersey City, NJ 07302**

**Inquiry Number: 01462064.1r**

**July 08, 2005**

## **The Standard in Environmental Risk Management Information**

**440 Wheelers Farms Road  
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## GEOCHECK ADDENDUM

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

### TARGET PROPERTY INFORMATION

#### ADDRESS

52 AETNA STREET  
JERSEY CITY, NJ 07302

#### COORDINATES

Latitude (North):	40.715400 - 40° 42' 55.4"
Longitude (West):	74.053600 - 74° 3' 13.0"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	579937.8
UTM Y (Meters):	4507384.0
State Plane X (Feet):	615862.7
State Plane Y (Feet):	685830.0
Elevation:	7 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	40074-F1 JERSEY CITY, NJ NY
Source:	USGS 7.5 min quad index

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ( "reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

### FEDERAL ASTM STANDARD

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
ERNS.....	Emergency Response Notification System

### STATE ASTM STANDARD

SWF/LF.....	Solid Waste Facility Directory
SWRCY.....	Approved Class B Recycling Facilities

## EXECUTIVE SUMMARY

### FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
FINDS.....	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
ODI.....	Open Dump Inventory
US ENG CONTROLS.....	Engineering Controls Sites List
UMTRA.....	Uranium Mill Tailings Sites
INDIAN RESERV.....	Indian Reservations
RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
FTTS INSP.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

### STATE OR LOCAL ASTM SUPPLEMENTAL

NJ MAJOR FACILITIES.....	List of Major Facilities
NJ Spills.....	Spills
NJ Release.....	Hazardous Material Incident Database
NJ PF.....	Publicly Funded Cleanups Site Status Report
NJPDES.....	New Jersey Pollutant Discharge Elimination System Dischargers

### BROWNFIELDS DATABASES

US INST CONTROL.....	Sites with Institutional Controls
INST CONTROL.....	Classification Exception Area Sites

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## EXECUTIVE SUMMARY

### FEDERAL ASTM STANDARD

**CERCLIS:** The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 02/15/2005 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>PITTSBURGH METALS &amp; GRAPHICS</b>	<b>41-59 AETNA STREET (FOO</b>	<b>1/4 - 1/2 S</b>	<b>R55</b>	<b>83</b>

**CERCLIS-NFRAP:** As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

A review of the CERC-NFRAP list, as provided by EDR, and dated 03/22/2005 has revealed that there is 1 CERC-NFRAP site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>SUMMIT METALS INC.</b>	<b>36-44 AETNA STREET</b>	<b>1/8 - 1/4 SSE</b>	<b>H20</b>	<b>35</b>

**CORRACTS:** CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 03/29/2005 has revealed that there are 3 CORRACTS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>ONYX DIV MILLMASTER ONYX GROUP</b>	<b>190 WARREN ST</b>	<b>1/2 - 1 E</b>	<b>AD116</b>	<b>148</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>PITTSBURGH METAL EQUIPMENT C</b>	<b>JERSEY AVE - FOOT OF</b>	<b>1/8 - 1/4 E</b>	<b>M38</b>	<b>50</b>
<b>R F E INDUSTRIES INC</b>	<b>JERSEY AVE - FOOT OF</b>	<b>1/8 - 1/4 E</b>	<b>M39</b>	<b>53</b>

**RCRAInfo:** RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act ( RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the

## EXECUTIVE SUMMARY

Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-TSDF list, as provided by EDR, and dated 05/20/2005 has revealed that there are 3 RCRA-TSDF sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>DIXON JOSEPH CRUCIBLE CO</b>	<b>167 WAYNE ST</b>	<b>1/4 - 1/2NNE</b>	<b>76</b>	<b>103</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>PITTSBURGH METAL EQUIPMENT C</b>	<b>JERSEY AVE - FOOT OF</b>	<b>1/8 - 1/4E</b>	<b>M38</b>	<b>50</b>
<b>R F E INDUSTRIES INC</b>	<b>JERSEY AVE - FOOT OF</b>	<b>1/8 - 1/4E</b>	<b>M39</b>	<b>53</b>

**RCRAInfo:** RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act ( RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-LQG list, as provided by EDR, and dated 05/20/2005 has revealed that there are 3 RCRA-LQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>NJS CONSTRUCTION CORP - BOARD</b>	<b>260 MONMOUTH ST</b>	<b>1/8 - 1/4NNE</b>	<b>F15</b>	<b>32</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>AETNA STREET SITE</b>	<b>8-34 AETNA ST</b>	<b>1/8 - 1/4SE</b>	<b>L32</b>	<b>45</b>
<b>R F E INDUSTRIES INC</b>	<b>JERSEY AVE - FOOT OF</b>	<b>1/8 - 1/4E</b>	<b>M39</b>	<b>53</b>

**RCRAInfo:** RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act ( RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous

## EXECUTIVE SUMMARY

waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 05/20/2005 has revealed that there are 11 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>COLONY CLEANERS</b>	<b>436 GRAND STREET</b>	<b>0 - 1/8 NNE C5</b>		<b>12</b>
<b>SUNOCO SERVICE STATION</b>	<b>465 GRAND ST</b>	<b>1/8 - 1/4NNW D9</b>		<b>24</b>
<b>A AMBROSIO &amp; SONS</b>	<b>200 MONMOUTH ST</b>	<b>1/8 - 1/4NNE F14</b>		<b>32</b>
<b>DEAUGUSTA &amp; BOMBAY INC</b>	<b>371 GRAND ST</b>	<b>1/8 - 1/4ENE 16</b>		<b>32</b>
<b>NJDEPE - SITE 092</b>	<b>DUE E FROM ASH &amp; PINE S</b>	<b>1/8 - 1/4SW G17</b>		<b>33</b>
<b>FRANK B ROSS CO</b>	<b>6 ASH ST</b>	<b>1/8 - 1/4WSW G19</b>		<b>33</b>
<b>LIBERTY AUTO BODY INC</b>	<b>39 COLDEN ST</b>	<b>1/8 - 1/4NE J28</b>		<b>42</b>
<b>ACME SANITATION</b>	<b>7 BROOK ST</b>	<b>1/8 - 1/4N 35</b>		<b>46</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>NJ TNPK DUMP 5</b>	<b>JERSEY AVE &amp; AETNA ST</b>	<b>1/8 - 1/4SE L33</b>		<b>45</b>
<b>PITTSBURGH METAL EQUIPMENT C</b>	<b>JERSEY AVE - FOOT OF</b>	<b>1/8 - 1/4E M38</b>		<b>50</b>
<b>SCHIAVONE BONOMO CORPORATION</b>	<b>1 JERSEY AVE</b>	<b>1/8 - 1/4SSE N42</b>		<b>68</b>

### STATE ASTM STANDARD

**SHWS:** Known contaminated sites in New Jersey except those associated with Bureau of Underground Storage Sites (BUST)

A review of the SHWS list, as provided by EDR, has revealed that there are 78 SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>SUNOCO SERVICE STATION JERSEY</b>	<b>465 GRAND ST / PACIFIC</b>	<b>1/8 - 1/4NNW B10</b>		<b>25</b>
<b>A MELUSO &amp; SONS INC</b>	<b>17 BATES ST</b>	<b>1/8 - 1/4N 11</b>		<b>25</b>
<b>RAYS AUTO WRECKERS</b>	<b>411 GRAND ST</b>	<b>1/8 - 1/4NE E13</b>		<b>30</b>
<b>HUDSON COUNTY CHROMATE 10</b>	<b>383 GRAND ST</b>	<b>1/8 - 1/4ENE K26</b>		<b>41</b>
<b>470 PACIFIC AVENUE</b>	<b>470 PACIFIC AVE</b>	<b>1/8 - 1/4W I27</b>		<b>42</b>
<b>HUDSON COUNTY CHROMATE 85</b>	<b>381 GRAND ST</b>	<b>1/8 - 1/4ENE K29</b>		<b>42</b>
<b>JERSEY CITY LANDFILL</b>	<b>JERSEY AVE</b>	<b>1/8 - 1/4ENE 31</b>		<b>44</b>
<b>TALON PAINT PRODUCTS</b>	<b>205 BRIGHT ST</b>	<b>1/4 - 1/2N P50</b>		<b>78</b>
<b>VIP CONTAINER REPAIR INCORPORA</b>	<b>248 JOHNSTON AVE</b>	<b>1/4 - 1/2SSW Q52</b>		<b>82</b>
<b>L &amp; L SELECT CONTAINER SERVICE</b>	<b>246 JOHNSTON AVE</b>	<b>1/4 - 1/2SSW Q56</b>		<b>83</b>
<b>100 MONITOR STREET</b>	<b>100 MONITOR STREET</b>	<b>1/4 - 1/2SW S58</b>		<b>86</b>
<b>60 MONITOR STREET</b>	<b>60 MONITOR ST</b>	<b>1/4 - 1/2SW V70</b>		<b>100</b>
<b>JAMES FERRIS HIGH SCHOOL</b>	<b>35 COLGATE ST</b>	<b>1/4 - 1/2N U72</b>		<b>101</b>
<b>HUDSON COUNTY CHROMATE 11</b>	<b>267 TO 271 GRAND ST</b>	<b>1/4 - 1/2E 75</b>		<b>102</b>
<b>CONRAIL CORPORATION</b>	<b>MONTGOMERY ST</b>	<b>1/4 - 1/2NNW W81</b>		<b>110</b>
<b>JERSEY CITY PUBLIC SCHOOL 22</b>	<b>264 VAN HORN ST</b>	<b>1/4 - 1/2WSW Y84</b>		<b>111</b>
<b>HUDSON CNTY TRANSPORT INC</b>	<b>114 TO 126 AMITY ST</b>	<b>1/2 - 1 NW Z88</b>		<b>114</b>
<b>W Y INDUSTRIES</b>	<b>115 AMITY ST</b>	<b>1/2 - 1 NW Z89</b>		<b>116</b>
<b>160 LAFAYETTE AVE</b>	<b>160 LAFAYETTE AVE</b>	<b>1/2 - 1 W 91</b>		<b>116</b>
<b>VINCENT AND MARY ARAGON</b>	<b>182 PINE ST</b>	<b>1/2 - 1 SW 92</b>		<b>117</b>
<b>JERSEY CITY SERVICE STATION</b>	<b>650 GRAND ST</b>	<b>1/2 - 1 W AA93</b>		<b>117</b>
<b>JERSEY CITY SERVICE STATION</b>	<b>650 GRAND ST</b>	<b>1/2 - 1 W AA94</b>		<b>117</b>

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<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HUDSON COUNTY CHROMATE 06	378 COMMUNIPAW AVE	1/2 - 1 WSW	95	118
42 MERCER ST	42 MERCER ST	1/2 - 1 ENE	96	118
<b>RODERMOND INDUSTRIES INC</b>	<b>184 LUIS MUNOZ MARIN BL</b>	<b>1/2 - 1 E</b>	<b>100</b>	<b>119</b>
HUDSON COUNTY CHROMATE 156	270 LUIS MUNOZ MARIN BL	1/2 - 1 E	101	120
379 3RD STREET	379 3RD ST	1/2 - 1 NNE	102	120
HUDSON COUNTY CHROMATE 93	COMMUNIPAW AVE / PHIL	1/2 - 1 SSW	103	120
FLINTKOTE	139 TO 193 HENDERSON ST	1/2 - 1 ENE	104	121
J & D TRANSPORTATION EQUIPMENT	130 PINE ST	1/2 - 1 SW	105	121
<b>DEMILLE CHEMICAL CORP</b>	<b>103-111 FAIRMOUNT AVE</b>	<b>1/2 - 1 WNW</b>	<b>106</b>	<b>121</b>
<b>MICHAEL CARRIE WAREHOUSE</b>	<b>158-170 CORNELISON AVE</b>	<b>1/2 - 1 NW</b>	<b>107</b>	<b>122</b>
<b>JERSEY CITY FIRE DEPARTMENT</b>	<b>160 GRAND ST</b>	<b>1/2 - 1 E</b>	<b>108</b>	<b>124</b>
GULF SERVICE STATION JERSEY CI	327-329 NEWARK AVE	1/2 - 1 N	109	125
GROVE ST STATION 11	309 LUIS MUNOZ BLVD	1/2 - 1 ENE	110	125
<b>MONACO LOCK COMPANY INC</b>	<b>339 NEWARK AVENUE</b>	<b>1/2 - 1 N</b>	<b>111</b>	<b>126</b>
<b>449 COMMUNIPAW AVENUE</b>	<b>449 COMMUNIPAW AVE</b>	<b>1/2 - 1 W</b>	<b>AC112</b>	<b>126</b>
449 COMMUNIPAW AVENUE	449 COMMUNIPAW AVE	1/2 - 1 W	AC113	127
<b>WOODWARD METAL PROCESSING CORP</b>	<b>125 WOODWARD STREET</b>	<b>1/2 - 1 WSW</b>	<b>114</b>	<b>127</b>
<b>ONYX CHEMICAL CO</b>	<b>190 WARREN ST</b>	<b>1/2 - 1 E</b>	<b>AD115</b>	<b>129</b>
546 JERSEY AVE	546 JERSEY AVE	1/2 - 1 NE	117	150
<b>FULTON LANDING</b>	<b>149 ESSEX ST</b>	<b>1/2 - 1 E</b>	<b>119</b>	<b>151</b>
<b>PORTSIDE SITE</b>	<b>12 WARREN ST</b>	<b>1/2 - 1 ESE</b>	<b>120</b>	<b>151</b>
GETTY SERVICE STATION JERSEY C	351 HENDERSON BLVD	1/2 - 1 ENE	121	152
590 1/2 JERSEY AVENUE	590 1/2 JERSEY AVE	1/2 - 1 NNE	122	152
1046 GARFIELD AVENUE	1046 GARFIELD AVE	1/2 - 1 WSW	123	152
<b>MAC MILLAN BLOEDEL CONTAINERS</b>	<b>ACADEMY ST &amp; MILL RD</b>	<b>1/2 - 1 NNW</b>	<b>124</b>	<b>152</b>
HUDSON COUNTY CHROMATE 189	HENDERSON / 2ND STS	1/2 - 1 NE	125	155
GORDEN SERVICES INCORPORATED	181 PACIFIC AVE	1/2 - 1 SW	126	156
DUKES AUTO REPAIR	175 2ND ST	1/2 - 1 NE	128	156
HUDSON COUNTY CHROMATE 77	383 8TH ST	1/2 - 1 N	129	156
METROPOLITAN TELETRONICS CORPO	975 GARFIELD AVE	1/2 - 1 WSW	AG134	158
GARFIELD AVENUE (PPG)	HALLADAY / CARTERET S	1/2 - 1 WSW	AF135	158
HUDSON COUNTY CHROMATE 121	960 GARFIELD AVE	1/2 - 1 WSW	AG136	159
TEXACO SERVICE STATION JERSEY	563 TO 565 COMMUNIPAW A	1/2 - 1 W	137	159
<b>66 YORK STREET ASSOCIATES</b>	<b>66 YORK ST</b>	<b>1/2 - 1 E</b>	<b>138</b>	<b>159</b>
287 PAVONIA AVENUE	287 PAVONIA AVE	1/2 - 1 NNE	139	160
HUDSON COUNTY CHROMATE 186	947 GARFIELD AVE	1/2 - 1 WSW	140	160
HARSIMUS COVE	6TH ST / LUIS MUNOZ M	1/2 - 1 NE	AH141	160
NEWPORT DEVELOPMENT	LUIS MUNOZ MARIN BLVD	1/2 - 1 NE	AH142	161
<b>BEST FOODS US</b>	<b>180 BALDWIN AVE</b>	<b>1/2 - 1 NNW</b>	<b>143</b>	<b>161</b>
<b>S&amp;S AUTO REPAIRS INC</b>	<b>227 MONTICELLO AVE</b>	<b>1/2 - 1 WNW</b>	<b>144</b>	<b>166</b>
<b>MAYER &amp; SCHWEITZER</b>	<b>30 MONTGOMERY ST</b>	<b>1/2 - 1 E</b>	<b>145</b>	<b>169</b>
<b>WILLMAN PAPER CO</b>	<b>5 BURMA RD</b>	<b>1/2 - 1 SW</b>	<b>147</b>	<b>171</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RFE INDUSTRIES	46-50 AETNA ST	1/8 - 1/4 SSE	H18	33
PITTSBURGH METAL & GRAPHICS	AETNA ST / JERSEY AVE	1/8 - 1/4 SE	L34	45
<b>SCHIAVONE BONOMO CORPORATION</b>	<b>1 JERSEY AVE</b>	<b>1/8 - 1/4 SSE</b>	<b>N42</b>	<b>68</b>
RFE INDUSTRIES	FOOT OF AETNA ST	1/4 - 1/2 S	51	81
SUMMIT METALS COMPANY INCORPOR	36 TO 44 AETNA ST	1/4 - 1/2 S	R53	82
HUDSON COUNTY CHROMATE 83	235 GRAND ST	1/2 - 1 E	90	116
MARINE PETROLEUM TRANSPORTATIO	100 LUIS MUNOZ MARIN BL	1/2 - 1 E	AB97	118
HUDSON COUNTY CHROMATE 84	219 GRAND ST	1/2 - 1 E	98	118
<b>RODERMOND INDUSTRIES INCORPORA</b>	<b>FOOT OF WARREN ST</b>	<b>1/2 - 1 E</b>	<b>AB99</b>	<b>119</b>
<b>MINARD PROPERTY 1</b>	<b>15 WARREN ST</b>	<b>1/2 - 1 ESE</b>	<b>118</b>	<b>150</b>
HUDSON COUNTY CHROMATE 15	VARIOUS LOCATIONS	1/2 - 1 SSE	AE130	157

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HUDSON COUNTY CHROMATE OCCIDEN	VARIOUS LOCATIONS	1/2 - 1 SSE	AE131	157
HUDSON COUNTY CHROMATE 172	WARREN / BAY STS	1/2 - 1 ENE	133	158
HUDSON COUNTY CHROMATE 205	1ST ST / WASHINGTON S	1/2 - 1 ENE	146	171

**LUST:** The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Protection & Energy's Incident Report.

A review of the LUST list, as provided by EDR, and dated 09/17/2002 has revealed that there are 25 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SUNOCO S/S #0006-9583	465 GRAND ST	0 - 1/8 N	B4	11
<b>A MELUSO &amp; SONS INC</b>	<b>17 BATES ST</b>	<b>1/8 - 1/4 N</b>	<b>11</b>	<b>25</b>
<b>VACANT LOT</b>	<b>411 GRAND ST</b>	<b>1/8 - 1/4 NE</b>	<b>E12</b>	<b>28</b>
<b>50 COLDEN STREET CORP</b>	<b>50 COLDEN ST</b>	<b>1/8 - 1/4 NE</b>	<b>J24</b>	<b>39</b>
SCHOMBURG CHARTER SCHOOL	508-540 GRAND ST	1/8 - 1/4 NW	O46	76
VACANT LOT	508 TO 540 GRAND ST	1/4 - 1/2 WNW	O48	77
TALON PAINT COMPANY	205 BRIGHT ST	1/4 - 1/2 N	P49	77
VINCENT AND MARY ARAGON	282 PINE STREET	1/4 - 1/2 SW	54	82
<b>L&amp;L SELECT CONTAINER SERVICE</b>	<b>240 JOHNSTON AVE</b>	<b>1/4 - 1/2 SSW</b>	<b>Q57</b>	<b>84</b>
<b>JERSEY CITY MUSEUM</b>	<b>350 MONTGOMERY ST</b>	<b>1/4 - 1/2 NNE</b>	<b>T61</b>	<b>88</b>
<b>ST BRIDGET SCHOOL</b>	<b>372 MONTGOMERY ST</b>	<b>1/4 - 1/2 NNE</b>	<b>62</b>	<b>93</b>
PUBLIC SCHOOL #3	70 BRIGHT ST	1/4 - 1/2 ENE	63	95
J & J SERVICE STATION	314 GRAND ST	1/4 - 1/2 E	65	97
<b>FERRIS HIGH SCHOOL</b>	<b>35 COLEGATE AVE</b>	<b>1/4 - 1/2 N</b>	<b>U69</b>	<b>98</b>
<b>CLEAN-O-MAT CORP</b>	<b>590 GRAND ST</b>	<b>1/4 - 1/2 WNW</b>	<b>74</b>	<b>101</b>
<b>JERSEY CITY SCHOOL OF TECH</b>	<b>525 MONTGOMERY</b>	<b>1/4 - 1/2 NNW</b>	<b>W77</b>	<b>103</b>
JERSEY CITY SCHOOL OF TECHNOLO	525 MONTGOMERY STREET	1/4 - 1/2 NNW	W78	109
ASSUMPTION SCHOOL	344 PACIFIC AVE	1/4 - 1/2 WSW	X79	109
ASSUMPTION ALL SAINTS SCHOOL	301 WHITON STREET	1/4 - 1/2 SW	80	110
CONRAIL CORP	MONTGOMERY ST	1/4 - 1/2 NNW	82	110
JERSEY CITY PUBLIC SCHOOL #22	264 VAN HORN ST	1/4 - 1/2 WSW	Y85	111
<b>PORKY PRODUCTS INC</b>	<b>135 AMITY ST</b>	<b>1/4 - 1/2 WNW</b>	<b>86</b>	<b>112</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>VACANT LOT</b>	<b>20 JERSEY AVE</b>	<b>1/8 - 1/4 SE</b>	<b>30</b>	<b>43</b>
<b>SCHIAVONE BONOMO CORP</b>	<b>1 JERSEY AVE</b>	<b>1/8 - 1/4 SSE</b>	<b>N44</b>	<b>70</b>
S&S GULF INCORPORATED	251 GRAND ST	1/4 - 1/2 E	87	114

**UST:** The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Protection & Energy's UST Data.

A review of the UST list, as provided by EDR, and dated 05/06/2005 has revealed that there are 14 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PHOENIX TRUCKING CO	53 GILCHRIST ST	0 - 1/8 NE	A2	8
JERSEY CITY	411 GRAND ST	1/8 - 1/4 NE	C7	14
SUNOCO 0006-9583	465 GRAND ST AND PACIFI	1/8 - 1/4 NNW	D8	15



## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>A MELUSO &amp; SONS INC</b>	<b>17 BATES ST</b>	<b>1/8 - 1/4 N</b>	<b>11</b>	<b>25</b>
<b>FRANK B ROSS CO</b>	<b>6 ASH ST</b>	<b>1/8 - 1/4 WSW</b>	<b>G19</b>	<b>33</b>
<b>FRANK B ROSS CO INC</b>	<b>4 TO 10 ASH ST</b>	<b>1/8 - 1/4 SW</b>	<b>G21</b>	<b>35</b>
SABRETT FOOD PRODUCTS CORP	50 COLDEN ST	1/8 - 1/4 NE	J23	37
JERSEY CITY MEDICAL CENTER	355 GRAND ST	1/8 - 1/4 ENE	40	60
<b>SCHOMBURG CHARTER SCHOOL</b>	<b>508 540 GRAND ST</b>	<b>1/8 - 1/4 NW</b>	<b>O47</b>	<b>76</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SCHIAVONE BONOMO CORP	FOOT OF JERSEY AVE	0 - 1/8 SSE	1	6
S MORENA & SONS INC	48 GILCHRIST ST	0 - 1/8 NE	A3	9
<b>WARREN GEORGE INC</b>	<b>FOOT OF JERSEY AVE</b>	<b>1/8 - 1/4 E</b>	<b>M37</b>	<b>47</b>
SCHIAVONE BONOMO CORPORATION	1 JERSEY AVE	1/8 - 1/4 SSE	N41	61
ARROW RECYCLING	1 JERSEY AVE	1/8 - 1/4 SSE	N43	69

**VCP:** Through the VCP, responsible parties, developers, local officials, or individuals may work with the department to remediate non-priority contaminated sites that pose no immediate threat to human health or the environment.

A review of the VCP list, as provided by EDR, and dated 03/22/2005 has revealed that there are 10 VCP sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SENIOR LIVING CENTER	471-489 PACIFIC AVE	1/8 - 1/4 W	I22	37
<b>L &amp; L SELECT CONTAINER SERVICE</b>	<b>246 JOHNSTON AVE</b>	<b>1/4 - 1/2 SSW</b>	<b>Q56</b>	<b>83</b>
<b>100 MONITOR STREET</b>	<b>100 MONITOR STREET</b>	<b>1/4 - 1/2 SW</b>	<b>S58</b>	<b>86</b>
<b>JERSEY CITY MUSEUM</b>	<b>350 MONTGOMERY ST</b>	<b>1/4 - 1/2 NNE</b>	<b>T60</b>	<b>87</b>
<b>LIBERTY IRON WORKS</b>	<b>378 JOHNSTON ST</b>	<b>1/4 - 1/2 W</b>	<b>64</b>	<b>96</b>
WOODWARD HOMES PARCEL	306-356 WOODWARD ST	1/4 - 1/2 W	66	98
<b>250 BARROW STREET</b>	<b>250 BARROW ST</b>	<b>1/4 - 1/2 ENE</b>	<b>68</b>	<b>98</b>
<b>60 MONITOR STREET</b>	<b>60 MONITOR ST</b>	<b>1/4 - 1/2 SW</b>	<b>V71</b>	<b>100</b>
<b>100 LAFAYETTE STREET</b>	<b>100 LAFAYETTE ST</b>	<b>1/4 - 1/2 WSW</b>	<b>X83</b>	<b>111</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
AETNA STREET PROPERTIES	8-50 / 35-39 AETNA ST	1/8 - 1/4 SSE	H25	41

### STATE OR LOCAL ASTM SUPPLEMENTAL

**NJ CHROME:** Known chromate waste contamination sites.

A review of the CHROME list, as provided by EDR, and dated 02/06/2003 has revealed that there are 2 CHROME sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MONITOR STREET	65-71 MONITOR STREET	1/4 - 1/2 SW	67	98
HALLADAY STREET 3	409-411 HALLADAY STREET	1/4 - 1/2 WSW	73	101

## EXECUTIVE SUMMARY

**DRYCLEANERS:** A listing of registered drycleaners.

A review of the DRYCLEANERS list, as provided by EDR, and dated 03/21/2005 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DJ COLONY CLEANERS INC	436 GRAND ST	0 - 1/8 NNW B6		12

**ENGG CONTROL:** Legal Document that restricts the use of contaminated property; holds owner(s) to the regulatory/statutory requirements for cleanup.

A review of the ENG CONTROLS list, as provided by EDR, and dated 01/10/2005 has revealed that there are 2 ENG CONTROLS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
JERSEY CITY REDEVELOPMENT AGEN	PACIFIC AVE & ASH ST	1/8 - 1/4 W	36	46
JAMES FERRIS HIGH SCHOOL	35 COLGATE ST	1/4 - 1/2 N	U72	101

**HIST LF:** Department of Environmental Protection Hazardous materials spills data

A review of the HIST LF list, as provided by EDR, and dated 06/10/2003 has revealed that there is 1 HIST LF site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
JERSEY AUTO WRECKERS	1 JERSEY AVE	1/8 - 1/4 SSE	N45	74

### PROPRIETARY DATABASES

#### **Former Manufactured Gas (Coal Gas) Sites:**

The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative

A review of the Coal Gas list, as provided by EDR, has revealed that there are 2 Coal Gas sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
THE PINTSCH GAS WORKS	SOUTH END OF WASHINGTON	1/2 - 1 ESE	127	156
CONSUMER'S GAS CO.	89 FORREST STREET	1/2 - 1 WSW	AF132	157

### BROWNFIELDS DATABASES

**US BROWNFIELDS:** The EPA's listing of Brownfields properties addressed by Cooperative Agreement Recipients and Brownfields properties addressed by Targeted Brownfields Assessments

A review of the US BROWNFIELDS list, as provided by EDR, has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
100 MONITOR STREET	100 MONITOR STREET	1/4 - 1/2 SW	S59	87

**NJ BROWNFIELDS:** Brownfields are identified as former or current commercial or industrial use sites that are presently vacant or underutilized, on which there is suspected to have been a discharge of a contamination to the soil or groundwater at concentrations greater than applicable cleanup criteria.

A review of the Brownfields list, as provided by EDR, and dated 01/10/2005 has revealed that there is 1 Brownfields site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
100 MONITOR STREET	100 MONITOR STREET	1/4 - 1/2 SW	S58	86

**VCP:** Through the VCP, responsible parties, developers, local officials, or individuals may work with the department to remediate non-priority contaminated sites that pose no immediate threat to human health or the environment.

A review of the VCP list, as provided by EDR, and dated 03/22/2005 has revealed that there are 10 VCP sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SENIOR LIVING CENTER	471-489 PACIFIC AVE	1/8 - 1/4 W	I22	37
L & L SELECT CONTAINER SERVICE	246 JOHNSTON AVE	1/4 - 1/2 SSW	Q56	83
100 MONITOR STREET	100 MONITOR STREET	1/4 - 1/2 SW	S58	86
JERSEY CITY MUSEUM	350 MONTGOMERY ST	1/4 - 1/2 NNE	T60	87
LIBERTY IRON WORKS	378 JOHNSTON ST	1/4 - 1/2 W	64	96
WOODWARD HOMES PARCEL	306-356 WOODWARD ST	1/4 - 1/2 W	66	98
250 BARROW STREET	250 BARROW ST	1/4 - 1/2 ENE	68	98
60 MONITOR STREET	60 MONITOR ST	1/4 - 1/2 SW	V71	100
100 LAFAYETTE STREET	100 LAFAYETTE ST	1/4 - 1/2 WSW	X83	111
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
AETNA STREET PROPERTIES	8-50 / 35-39 AETNA ST	1/8 - 1/4 SSE	H25	41

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
JERSEY CITY SCHOOL DISTRICT/PS 39	FTTS INSP
HUDSON COUNTY CHROMATE 207	SHWS
JIFFY LUBE	SHWS, VCP
NJ DOT ST PAULS AVE BRIDGE	SHWS
TERMINAL TRUCKS COMPANY	SHWS
AMOCO SERVICE STATION JERSEY CITY	SHWS
111 TO 135 THOMAS MCGOVERN DR	SHWS
134 TO 140 CATOR AVE	SHWS
MOBIL SERVICE STATION JERSEY CITY	SHWS
PROPOSED SCHOMBURG CHARTER SCHOOL	SHWS
ROUTE 185 PARCEL 1C	SHWS
UNEMPLOYMENT OFFICE	SHWS
WEST SIDE FACILITY	SHWS
HUDSON MALL LAUNDRY	RCRA-SQG, SHWS, FINDS, NJ Spills, VCP
HUDSON COUNTY CHROMATE 87	SHWS
HUDSON COUNTY CHROMATE 88	SHWS
HUDSON COUNTY CHROMATE 120	SHWS
HUDSON COUNTY CHROMATE 153	SHWS
HUDSON COUNTY CHROMATE 157	SHWS
HUDSON COUNTY CHROMATE 187	SHWS
ESPINOSA JUNKYARD	SHWS
500 TO 502 BALDWIN STREET	SHWS
BETZ BREWERY PROPERTY	SHWS
CLAREMONT INDUSTRIAL PARK	SHWS
HUDSON COUNTY CHROMATE 200	SHWS
HUDSON COUNTY CHROMATE 92	SHWS
HUDSON COUNTY CHROMATE 147	SHWS
HUDSON COUNTY CHROMATE 65	SHWS
HUDSON COUNTY CHROMATE 178	SHWS
HUDSON COUNTY CHROMATE 63	SHWS
HUDSON COUNTY CHROMATE 112	SHWS
HUDSON COUNTY CHROMATE 198	SHWS
CAVEN POINT RD LAND EXCHANGE AREA	SHWS
HUDSON COUNTY CHROMATE 67	SHWS
NEW LIBERTY HEALTH CLUB	SHWS, NJ Release, VCP
HUDSON COUNTY CHROMATE 69	SHWS
NEW PUBLIC SCHOOL 3	SHWS
HUDSON COUNTY CHROMATE 70	SHWS
BELL CHEVROLET	SHWS
HUDSON COUNTY CHROMATE 196	SHWS
HUDSON COUNTY CHROMATE 163	SHWS
HUDSON COUNTY CHROMATE 165	SHWS
FINCH FUEL COMPANY	SHWS
HUDSON COUNTY CHROMATE 03	SHWS
HUDSON COUNTY CHROMATE 05	SHWS
EASTERN TERMINAL VENTURES PIPELINE	SHWS
HUDSON COUNTY CHROMATE 204	SHWS
PORT AUTHORITY OF NY & NJ-WALDO YARD	SHWS
HUDSON COUNTY CHROMATE 66	SHWS
HUDSON COUNTY CHROMATE 175	SHWS
GIANTS TRAINING CENTER & NJEDA	SHWS

## EXECUTIVE SUMMARY

HUDSON COUNTY CHROMATE 197	SHWS
LAFAYETTE VILLAGE RESIDENTIAL DEVELOPMENT	SHWS
WESTSIDE TRACK CORPORATION	SHWS, VCP
GULF STATION	SHWS, NJ Spills
MARITIME POWER CORPORATION INC	SHWS, VCP
HUDSON COUNTY CHROMATE 180	SHWS
HUDSON COUNTY CHROMATE 185	SHWS
TURNPIKE DUMP #5	SHWS
DROYERS POINT NORTHERN PARCEL	SHWS
HUDSON COUNTY CHROMATE 112A	SHWS
HUDSON COUNTY CHROMATE 16	SHWS
HENDERSON YARDS	SHWS
CONRAIL YARD	SHWS
HENDERSON STREET STOCKPILE	SHWS
LIBERTY HARBOR NORTH	SHWS
VICTORIA VIEWS	SHWS
JERSEY CITY HUD PROJECT	SHWS
MERCER ST LOOP & CHOPIN CT PAH CONTAMINA	SHWS
LIBERTY STATE PARK	RCRA-SQG, SHWS, FINDS
HUDSON COUNTY CHROMATE 17	SHWS
HACKENSACK RIVER BRIDGE	SHWS
OCEAN AVENUE PROPERTY I	SHWS, VCP
OCEAN AVENUE PROPERTY II	SHWS, VCP
OCEAN AVENUE PROPERTY III	SHWS
OCEAN AVENUE PROPERTY 1V	SHWS, VCP
HUDSON COUNTY CHROMATE 202	SHWS
PSE&G COMPANY	SHWS
528 PALISADES AVE	SHWS
471 PALISADES AVE	SHWS
HUDSON COUNTY CHROMATE 19	SHWS
HUDSON COUNTY CHROMATE 08 @ CHAPEL AVE	SHWS
HUDSON COUNTY CHROMATE 183	SHWS
HUDSON COUNTY CHROMATE 199	SHWS
HUDSON COUNTY CHROMATE 130	SHWS
HUDSON COUNTY CHROMATE 98	SHWS, NJ Spills
S & I ASSOCIATES	SHWS
SECOND ST	SHWS
HUDSON COUNTY CHROMATE 90	SHWS, NJ Spills
HUDSON COUNTY CHROMATE 203	SHWS
WEST SIDE AVENUE	SHWS
PJP LANDFILL	SHWS
PJP LANDFILL	SHWS
HUDSON COUNTY CHROMATE 188	SHWS
HUDSON COUNTY CHROMATE 21	SHWS
HUDSON COUNTY CHROMATE 91	SHWS
NJ TURNPIKE AUTH MAINTENANCE DISTRICT 7	SHWS
HUDSON COUNTY CHROMATE 07	SHWS
NJ TURNPIKE AUTHORITY INTERCHANGE 14B	SHWS
NJ TURNPIKE AUTHORITY SVC AREA 14B	SHWS
HUDSON COUNTY CHROMATE - PPG	SHWS
HUDSON COUNTY CHROMATE - PUBLIC	SHWS
AJ ENTERPRISES	SHWS
PSE&G S WATERFRONT SWITCHING STATION	FINDS, ENG CONTROLS
PITTSBURGH METAL & EQUIPMENT/AETNA SMELTING & REFI	VCP
CENTRAL LIQUORS	NJ Spills, VCP

## EXECUTIVE SUMMARY

PROPOSED SCHOMBURG CHARTER SCHOOL

J&D TRANSPORT

TEMPESTA & SONS, INC.

JERSEY CITY SA

JERSEY CITY DRUM DUMP

RFE INDUSTRIES

NJ TURNPIKE DUMP

MORRIS CANAL

JERSEY CITY LF

CITY OF JERSEY CITY SITE(S)

TURNPIKE DUMP FIVE

HUDSON ASH LANDFILL

LINCOLN PARK WEST LF

TWIN AUTO WRECKERS

GATES CONST. LF.

LIBERTY STATE PARK

DEMOLISHED WAREHOUSE

NJDEPE - SITE 094

CITY OF JERSEY CITY

HOME DEPOT THE 0935

JERSEY CITY - BRAMHALL AV BLOCK 1960

JERSEY CITY - CAMBRIDGE AVE BLOCK 753

NJDEPE - SITE 175

JERSEY CITY CARBON ST PPG 151-9S B-2090

JERSEY CITY - COMMUNIPAW AV BLOCK 1744

JERSEY CITY - COMMUNIPAW AV BLOCK 1942

CITY OF JERSEY CITY

JERSEY CITY - DWIGHT ST PPG 27-30 74 129

JERSEY CITY OF - DWIGHT ST PPG 075 4S

ACCURA CAR DEALERSHIP

SUMMIT METALS CORP

JERSEY CITY - GRAND ST BLOCK 198 ET AL

JERSEY CITY - GRAND ST BLOCK 233

JERSEY CITY - GRAND ST BLOCK 339

JERSEY CITY OF - HALLADAY ST PPG 013 3D

NJDEPE - SITE 165

NJDEPE - SITE 185

W.R. GRACE

JERSEY CITY BD OF ED PS 41

JERSEY CITY PUBLIC SCHOOLS - AUTO GARAGE

JERSEY CITY - PACIFIC AVE PPG 159 160-9S

JERSEY CITY - PACIFIC AVE PPG 018-6D B-2

MARK SOLUTIONS INC

JERSEY CITY - PINE ST BLOCK 2050

JERSEY CITY - PINE ST BLOCK 2069

NJDEPE - SITE 130

JERSEY CITY OF - STEGMAN ST PPG 123 4S

NJDEPE - SITE 101

JERSEY CITY OF - WOODLAWN AVE PPG 102 5S

JERSEY CITY SEWAGE REAR OF

JERSEY CITY INCINERATOR AUTH

JERSEY CITY INCINERATOR

JERSEY CITY DPW BUILDING

JERSEY CITY INCER

JERSEY CITY INCINERATOR FACIL

VCP

VCP

CHROME, NJPDES

NJ Spills, NJPDES

CERC-NFRAP

CERC-NFRAP

CERC-NFRAP

CERC-NFRAP

CERC-NFRAP

CERC-NFRAP

CERC-NFRAP

SWF/LF

SWF/LF

SWF/LF

SWF/LF

LUST, NJ Spills

LUST, NJ Spills

RCRA-SQG, FINDS

RCRA-SQG, FINDS

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NJ Spills

NJ Spills, NJ Release

NJ Spills

NJ Spills

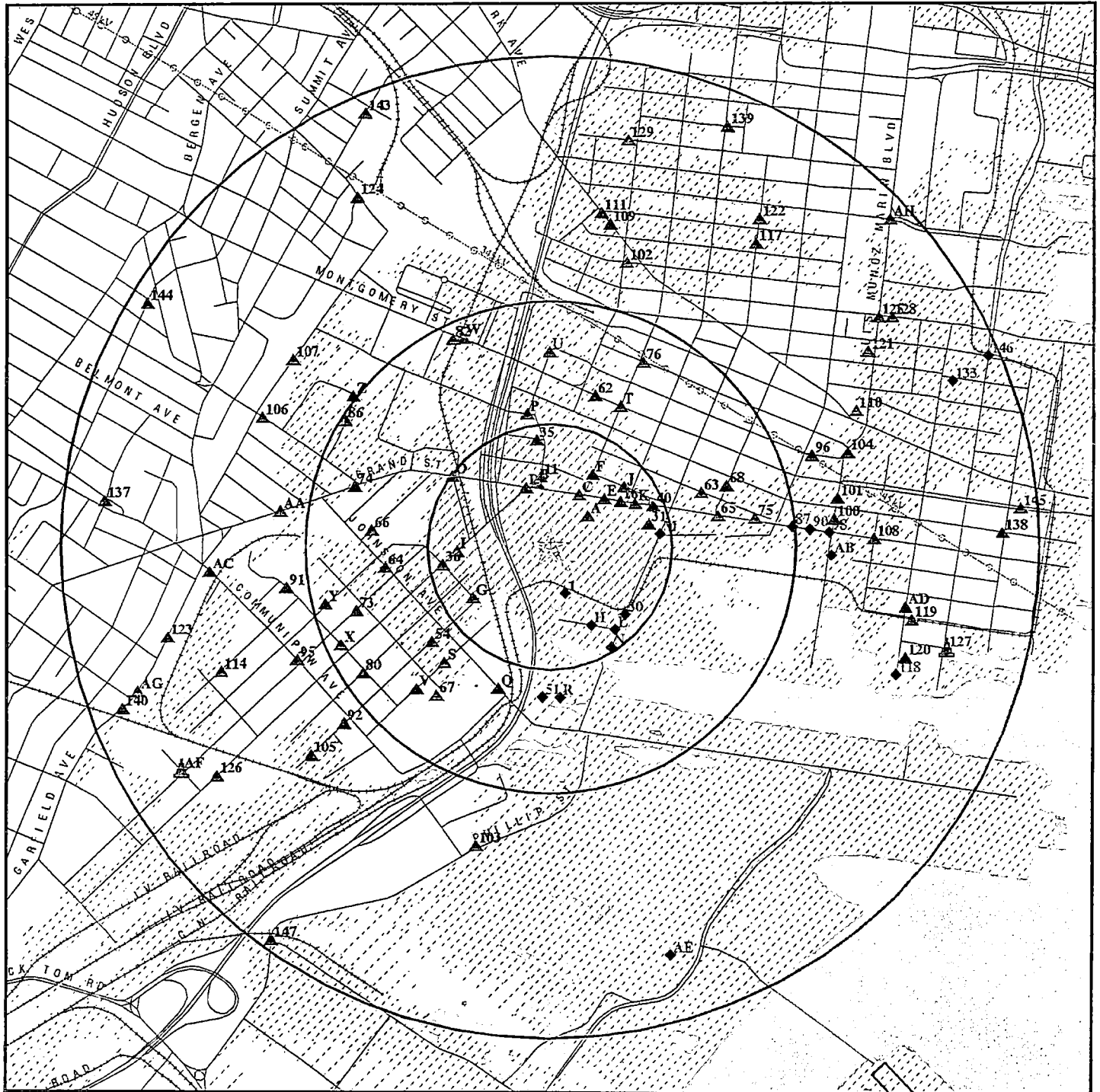
NJ Spills

NJ Spills

## EXECUTIVE SUMMARY

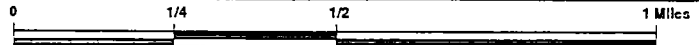
CITY LINE CAR WASH	NJ Spills
JERSEY CITY MEDICAL CENTER	NJ Spills
JERSEY CITY REMEDIATION SITE	NJ Spills
JERSEY CITY MED CTR.	NJ Spills
CITY SAFE INC	NJ Spills
JERSEY CITY HOUSING AUTH	NJ Spills
JERSEY CITY FIRE HEADQUARTERS	NJ Spills
JERSEY CITY FD	NJ Spills
HOBOKEN/JERSEY CITY BORDER	NJ Spills
JERSEY CITY INCINERATOR AUTH	NJ Spills, NJ Release
JERSEY CITY SEWAGE AUTH-REAR	NJ Spills
JERSEY CITY INCINERATOR AUTH	NJ Spills
JERSEY CITY INC.AUTH.	NJ Spills
JERSEY CITY INCINERATOR AUTH	NJ Spills
ON ROADWAY THRU THE CITY FROM	NJ Spills
JERSEY CITY SEWERAGE AUTH	NJ Release
JERSEY CITY GARAGE	NJ Release
JERSEY CITY DPW	NJ Release
JERSEY CITY INCENERATOR AUTH	NJ Release
IN AREA OF SO JERSEY CITY &	NJ Release
JERSEY CITY SA	NJ Release
JERSEY CITY FIRE TRAINING	NJ Release
TWIN CITY GOODYEAR	NJ Release
CITY CHEMICAL	NJ Release
CITY CHEMICAL CORP	NJ Release
JERSEY CITY MEDICAL CTR	NJ Release
JERSEY CITY MEDICAL CNTR	NJ Release
BETWEEN NEWARK & JERSEY CITY TURNPIKE	ERNS
CITY FIRE DEPT, COUNTY HEALTH DEPT & REGIONAL SEWER O/S INVE	ERNS
CITY SEWER	ERNS
Y OFF OF THE HUDSON RIVER JERSEY CITY TO ELLIS ISLAND	ERNS
SECAUCUS AND JERSEY CITY BORDER BETWEEN HUDSON AND HACKENSAC	ERNS
SECAUCUS AND JERSEY CITY BORDER BETWEEN HUDSON AND HACKENSAC	ERNS
CITY OF JERSEY CITY	FINDS
JERSEY CITY WELDING & MACHINE WORKS INC	FINDS
JERSEY CITY SLF	FINDS
JERSEY CITY BD OF ED SCHOOL #18	FINDS
JERSEY CITY REDEVELOPMENT AUTH	FINDS
MORRIS CANAL INDUSTRIAL PARK	US BROWNFIELDS

# OVERVIEW MAP - 01462064.1r - ECOL Sciences



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands
- State Wetlands



TARGET PROPERTY: Starbare-Jersey City  
 ADDRESS: 52 Aetna Street  
 CITY/STATE/ZIP: Jersey City NJ 07302  
 LAT/LONG: 40.7154 / 74.0536

CUSTOMER: ECOL Sciences  
 CONTACT: Peter Gregory  
 INQUIRY #: 01462064.1r  
 DATE: July 08, 2005 4:13 pm



# DETAIL MAP - 01462064.1r - ECOL Sciences



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands
- State Wetlands

0 1/16 1/8 1/4 Miles



TARGET PROPERTY: Starbare-Jersey City  
 ADDRESS: 52 Aetna Street  
 CITY/STATE/ZIP: Jersey City NJ 07302  
 LAT/LONG: 40.7154 / 74.0536

CUSTOMER: ECOL Sciences  
 CONTACT: Peter Gregory  
 INQUIRY #: 01462064.1r  
 DATE: July 08, 2005 4:13 pm

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>FEDERAL ASTM STANDARD</u></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	1	NR	NR	1
CERC-NFRAP		0.250	0	1	NR	NR	NR	1
CORRACTS		1.000	0	2	0	1	NR	3
RCRA TSD		0.500	0	2	1	NR	NR	3
RCRA Lg. Quan. Gen.		0.250	0	3	NR	NR	NR	3
RCRA Sm. Quan. Gen.		0.250	1	10	NR	NR	NR	11
ERNS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE ASTM STANDARD</u></b>								
State Haz. Waste		1.000	0	10	11	57	NR	78
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	1	6	18	NR	NR	25
UST		0.250	3	11	NR	NR	NR	14
SWRCY		0.500	0	0	0	NR	NR	0
VCP		0.500	0	2	8	NR	NR	10
<b><u>FEDERAL ASTM SUPPLEMENTAL</u></b>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
ODI		0.500	0	0	0	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE OR LOCAL ASTM SUPPLEMENTAL</u></b>								
NJ Major Facilities		0.500	0	0	0	NR	NR	0
NJ Spills		TP	NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1.	Total Plotted
NJ Release		TP	NR	NR	NR	NR	NR	0
NJ PF		TP	NR	NR	NR	NR	NR	0
CHROME		0.500	0	0	2	NR	NR	2
NJPDES		TP	NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	1	0	NR	NR	NR	1
ENG CONTROLS		0.500	0	1	1	NR	NR	2
HIST LF		0.500	0	1	0	NR	NR	1

### EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas		1.000	0	0	0	2	NR	2
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### BROWNFIELDS DATABASES

US BROWNFIELDS		0.500	0	0	1	NR	NR	1
US INST CONTROL		0.500	0	0	0	NR	NR	0
Brownfields		0.500	0	0	1	NR	NR	1
INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	2	8	NR	NR	10

### NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Elapsed ASTM days:** Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

## FEDERAL ASTM STANDARD RECORDS

### **NPL: National Priority List**

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/28/05

Date Made Active at EDR: 05/16/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/05

Elapsed ASTM days: 12

Date of Last EDR Contact: 05/04/05

### **NPL Site Boundaries**

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

### **Proposed NPL: Proposed National Priority List Sites**

Source: EPA

Telephone: N/A

Date of Government Version: 04/27/05

Date Made Active at EDR: 05/16/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/05

Elapsed ASTM days: 12

Date of Last EDR Contact: 05/04/05

### **CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System**

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/15/05

Date Made Active at EDR: 04/06/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/05

Elapsed ASTM days: 15

Date of Last EDR Contact: 03/22/05

### **CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned**

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/22/05  
Date Made Active at EDR: 04/06/05  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/01/05  
Elapsed ASTM days: 5  
Date of Last EDR Contact: 04/01/05

### **CORRACTS:** Corrective Action Report

Source: EPA  
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/29/05  
Date Made Active at EDR: 05/16/05  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/11/05  
Elapsed ASTM days: 35  
Date of Last EDR Contact: 03/07/05

### **RCRA:** Resource Conservation and Recovery Act Information

Source: EPA  
Telephone: 800-424-9346

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 05/20/05  
Date Made Active at EDR: 06/09/05  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/24/05  
Elapsed ASTM days: 16  
Date of Last EDR Contact: 05/24/05

### **ERNS:** Emergency Response Notification System

Source: National Response Center, United States Coast Guard  
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/04  
Date Made Active at EDR: 03/24/05  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/05  
Elapsed ASTM days: 56  
Date of Last EDR Contact: 04/25/05

## **FEDERAL ASTM SUPPLEMENTAL RECORDS**

### **BRS:** Biennial Reporting System

Source: EPA/NTIS  
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01  
Database Release Frequency: Biennially

Date of Last EDR Contact: 04/15/05  
Date of Next Scheduled EDR Contact: 06/13/05

### **CONSENT:** Superfund (CERCLA) Consent Decrees

Source: Department of Justice, Consent Decree Library  
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/14/04  
Database Release Frequency: Varies

Date of Last EDR Contact: 04/26/05  
Date of Next Scheduled EDR Contact: 07/25/05

### **ROD: Records Of Decision**

Source: EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 03/07/05  
Database Release Frequency: Annually

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

### **DELISTED NPL: National Priority List Deletions**

Source: EPA

Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/28/05  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/04/05  
Date of Next Scheduled EDR Contact: 08/01/05

### **FINDS: Facility Index System/Facility Identification Initiative Program Summary Report**

Source: EPA

Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/11/05  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

### **HMIRS: Hazardous Materials Information Reporting System**

Source: U.S. Department of Transportation

Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/04  
Database Release Frequency: Annually

Date of Last EDR Contact: 04/19/05  
Date of Next Scheduled EDR Contact: 07/18/05

### **MLTS: Material Licensing Tracking System**

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/14/05  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

### **MINES: Mines Master Index File**

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/11/05  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/30/05  
Date of Next Scheduled EDR Contact: 06/27/05

### **NPL LIENS:** Federal Superfund Liens

Source: EPA

Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/22/05  
Date of Next Scheduled EDR Contact: 05/23/05

### **PADS:** PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/30/05  
Database Release Frequency: Annually

Date of Last EDR Contact: 05/10/05  
Date of Next Scheduled EDR Contact: 08/08/05

### **DOD:** Department of Defense Sites

Source: USGS

Telephone: 703-692-8801

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/08/05  
Date of Next Scheduled EDR Contact: 05/09/05

### **UMTRA:** Uranium Mill Tailings Sites

Source: Department of Energy

Telephone: 505-845-0011

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 12/29/04  
Database Release Frequency: Varies

Date of Last EDR Contact: 03/22/05  
Date of Next Scheduled EDR Contact: 06/20/05

### **ODI:** Open Dump Inventory

Source: Environmental Protection Agency

Telephone: 800-424-9346

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/95  
Date of Next Scheduled EDR Contact: N/A

### **FUDS:** Formerly Used Defense Sites

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/03  
Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

### INDIAN RESERV: Indian Reservations

Source: USGS

Telephone: 202-208-3710

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/08/05  
Date of Next Scheduled EDR Contact: 05/09/05

### US ENG CONTROLS: Engineering Controls Sites List

Source: Environmental Protection Agency

Telephone: 703-603-8867

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/10/05  
Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

### RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/07/05  
Date of Next Scheduled EDR Contact: 06/06/05

### TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 03/22/05  
Date of Next Scheduled EDR Contact: 06/20/05

### TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02  
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 04/05/05  
Date of Next Scheduled EDR Contact: 06/06/05

### FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-566-1667

Date of Government Version: 04/13/05  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/21/05  
Date of Next Scheduled EDR Contact: 06/20/05



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **SSTS: Section 7 Tracking Systems**

Source: EPA

Telephone: 202-564-4203

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/03

Database Release Frequency: Annually

Date of Last EDR Contact: 04/19/05

Date of Next Scheduled EDR Contact: 07/18/05

### **FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-566-1667

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/13/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/21/05

Date of Next Scheduled EDR Contact: 06/20/05

### **STATE OF NEW JERSEY ASTM STANDARD RECORDS**

#### **SHWS: Known Contaminated Sites in New Jersey**

Source: New Jersey Department of Environmental Protection

Telephone: 609-292-8761

**BE ADVISED THAT THE KNOWN CONTAMINATED SITES DATABASE HAS NOT BEEN UPDATED SINCE 2001. FOR MORE CURRENT STATUS INFORMATION, THE DEP HAS REQUESTED THAT YOU CONTACT THE SITE REMEDIATION PROGRAM AT 800-253-5647 OR 609-984-3081.**

The Known Contaminated Sites in New Jersey includes sites under the purview of the Site Remediation Program which have contamination present at levels greater than the applicable cleanup criteria for soil and/or groundwater standards. The sites appearing in Known Contaminated Sites in New Jersey are classified as either active, where the site is assigned to a specific remedial program area, or pending, where the site is awaiting assignment to a specific remedial program area. Sites where no further action (NFA) designation has been given are not included in this report unless there are other areas of identified contamination which have not been remediated. This report includes sites being remediated under all of the various regulatory programs administered by the Site Remediation Program such as: Federal Superfund Program, Federal Resource Conservation and Recovery Act (RCRA), New Jersey's Industrial Site Recovery Act (ISRA), New Jersey's Underground Storage of Hazardous Substances Act, New Jersey's Spill Compensation and Control Act, New Jersey's Solid Waste Management Act, New Jersey's Water Pollution Control Act.

Date of Government Version: 05/01/01

Date Made Active at EDR: 07/25/01

Database Release Frequency: Varies

Date of Data Arrival at EDR: 06/18/01

Elapsed ASTM days: 37

Date of Last EDR Contact: 04/21/05

#### **SWF/LF: Solid Waste Facility Directory**

Source: Department of Environmental Protection

Telephone: 609-984-6741

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/22/05

Date Made Active at EDR: 03/22/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 02/22/05

Elapsed ASTM days: 28

Date of Last EDR Contact: 02/22/05

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **LUST: Regulated UST Contamination Sites Listing**

Source: New Jersey Department of Environmental Protection

Telephone: 609-292-8761

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/17/02

Date Made Active at EDR: 01/28/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/15/03

Elapsed ASTM days: 13

Date of Last EDR Contact: 03/22/05

### **UST: Underground Storage Tank Data**

Source: Department of Environmental Protection

Telephone: 609-633-1455

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 05/06/05

Date Made Active at EDR: 06/16/05

Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/19/05

Elapsed ASTM days: 28

Date of Last EDR Contact: 05/16/05

### **SWRCY: Approved Class B Recycling Facilities**

Source: Department of Environmental Protection

Telephone: 609-984-6650

"Class B recyclable material" means a source separated recyclable material which is subject to Department approval prior to receipt, storage, processing or transfer at a recycling center in accordance with N.J.S.A. 13:1E-99.34b.

Date of Government Version: 06/02/05

Date Made Active at EDR: 07/07/05

Database Release Frequency: Varies

Date of Data Arrival at EDR: 06/02/05

Elapsed ASTM days: 35

Date of Last EDR Contact: 06/02/05

### **VCP: Voluntary Cleanup Program Sites**

Source: Department of Environmental Protection

Telephone: 609-292-2943

Through the VCP, responsible parties, developers, local officials, or individuals may work with the department to remediate non-priority contaminated sites that pose no immediate threat to human health or the environment.

Date of Government Version: 03/22/05

Date Made Active at EDR: 05/03/05

Database Release Frequency: Varies

Date of Data Arrival at EDR: 04/14/05

Elapsed ASTM days: 19

Date of Last EDR Contact: 02/28/05

## **STATE OF NEW JERSEY ASTM SUPPLEMENTAL RECORDS**

### **NJ MAJOR FACILITIES: List of Major Facilities**

Source: Department of Environmental Protection

Telephone: 609-292-1690

Major facilities means all facilities, located on one or more contiguous or adjacent properties owned or operated by the same person, having total combined storage capacity of 20,000 gallons or more for hazardous substances other than petroleum or petroleum products, or 200,000 gallons or more of hazardous substances of all kinds.

Date of Government Version: 01/02/02

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/07/05

Date of Next Scheduled EDR Contact: 05/09/05

### **NJ Spills: Spills**

Source: Department of Environmental Protection

Telephone: 609-633-1339

Initial notification information of hazardous material incidents, where there is land contamination, reported to the Department of Environmental Protection's Environmental Action Line. The DEP has not conducted any investigation to determine its validity or accuracy.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/12/04  
Database Release Frequency: Annually

Date of Last EDR Contact: 04/08/05  
Date of Next Scheduled EDR Contact: 07/04/05

**NJ Release:** Hazardous Material Incident Database  
Source: Department of Environmental Protection  
Telephone: 609-633-1339

Hazardous material release. Initial notification information reported to the Department of Environmental Protection's Environmental Action Line and the office has not conducted any investigations to determine its validity or accuracy.

Date of Government Version: 07/12/04  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/08/05  
Date of Next Scheduled EDR Contact: 07/04/05

**PF:** Publicly Funded Cleanups Site Status Report  
Source: Department of Environmental Protection  
Telephone: 609-292-9418

The report focuses on publicly funded cleanups and features progress achieved and underway at all sites that are being addressed by the NJDEP with public funds.

Date of Government Version: 12/31/03  
Database Release Frequency: Annually

Date of Last EDR Contact: 02/24/05  
Date of Next Scheduled EDR Contact: 05/23/05

**CHROME:** Chromate Chemical Production Waste Sites  
Source: Department of Environmental Protection  
Telephone: 609-984-4071  
Known chromate chemical production waste sites.

Date of Government Version: 02/06/03  
Database Release Frequency: Varies

Date of Last EDR Contact: 03/22/05  
Date of Next Scheduled EDR Contact: 06/06/05

**NJPDES:** New Jersey Pollutant Discharge Elimination System Dischargers  
Source: Department of Environmental Protection  
Telephone: 609-242-4543

The NJPDES contains the names, addresses and other information of all permitted New Jersey Pollutant Discharge Elimination System dischargers.

Date of Government Version: 03/15/05  
Database Release Frequency: Varies

Date of Last EDR Contact: 03/15/05  
Date of Next Scheduled EDR Contact: 06/13/05

**HIST LF:** Solid Waste Facility Directory  
Source: Department of Environmental Protection  
Telephone: 609-984-6880

Date of Government Version: 06/10/03  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/19/04  
Date of Next Scheduled EDR Contact: N/A

**DRYCLEANERS:** Drycleaner List  
Source: Department of Environmental Protection  
Telephone: 609-292-2795  
A listing of registered drycleaners.

Date of Government Version: 03/21/05  
Database Release Frequency: Varies

Date of Last EDR Contact: 03/07/05  
Date of Next Scheduled EDR Contact: 06/06/05

**ENG CONTROLS:** Declaration Environmental Restriction/Deed Notice Sites  
Source: Department of Environmental Protection  
Telephone: 609-292-2943

Legal Document that restricts the use of contaminated property; holds owner(s) to the regulatory/statutory requirements for cleanup.

Date of Government Version: 04/04/05  
Database Release Frequency: Varies

Date of Last EDR Contact: 03/21/05  
Date of Next Scheduled EDR Contact: 06/20/05

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## EDR PROPRIETARY HISTORICAL DATABASES

**Former Manufactured Gas (Coal Gas) Sites:** The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

### **Disclaimer Provided by Real Property Scan, Inc.**

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

## BROWNFIELDS DATABASES

### **Brownfields: Brownfields Database**

Source: Department of Environmental Protection

Telephone: 609-292-1251

Brownfields are identified as former or current commercial or industrial use sites that are presently vacant or underutilized, on which there is suspected to have been a discharge of a contamination to the soil or groundwater at concentrations greater than applicable cleanup criteria.

Date of Government Version: 04/11/05

Database Release Frequency: Annually

Date of Last EDR Contact: 04/11/05

Date of Next Scheduled EDR Contact: 07/11/05

### **INST CONTROL: Classification Exception Area Sites**

Source: Department of Environmental Protection

Telephone: 609-292-2943

A Classification Exception Area is an institutional control providing notice that ground water contamination exists in a particular location above State standards.

Date of Government Version: 04/04/05

Database Release Frequency: Varies

Date of Last EDR Contact: 03/21/05

Date of Next Scheduled EDR Contact: 06/20/05

### **US BROWNFIELDS: A Listing of Brownfields Sites**

Source: Environmental Protection Agency

Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Demonstration Pilots—minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients—States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 01/10/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/14/05

Date of Next Scheduled EDR Contact: 06/13/05

### **VCP: Voluntary Cleanup Program Sites**

Source: Department of Environmental Protection

Telephone: 609-292-2943

Through the VCP, responsible parties, developers, local officials, or individuals may work with the department to remediate non-priority contaminated sites that pose no immediate threat to human health or the environment.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/22/05  
Database Release Frequency: Varies

Date of Last EDR Contact: 02/28/05  
Date of Next Scheduled EDR Contact: 05/30/05

## **US INST CONTROL: Sites with Institutional Controls**

Source: Environmental Protection Agency  
Telephone: 703-603-8867

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/05  
Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

## **OTHER DATABASE(S)**

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

**Oil/Gas Pipelines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

## **Electric Power Transmission Line Data**

Source: PennWell Corporation  
Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

## **AHA Hospitals:**

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

## **Medical Centers: Provider of Services Listing**

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

## **Nursing Homes**

Source: National Institutes of Health  
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

## **Public Schools**

Source: National Center for Education Statistics  
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

## **Private Schools**

Source: National Center for Education Statistics  
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **Daycare Centers: Child Care Center Listings**

Source: Department of Human Services

Telephone: 609-292-1018

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

### **New Jersey State Wetlands**

Source: New Jersey Department of Environmental Protection

This data was obtained by EDR in 2002 from the New Jersey Department of Environmental Protection.

### **STREET AND ADDRESS INFORMATION**

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## **GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM**

### **TARGET PROPERTY ADDRESS**

STARBARE-JERSEY CITY  
52 AETNA STREET  
JERSEY CITY, NJ 07302

### **TARGET PROPERTY COORDINATES**

Latitude (North):	40.715401 - 40° 42' 55.4"
Longitude (West):	74.053596 - 74° 3' 12.9"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	579937.8
UTM Y (Meters):	4507384.0
State Plane X (Feet):	615862.7
State Plane Y (Feet):	685830.0
Elevation:	7 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

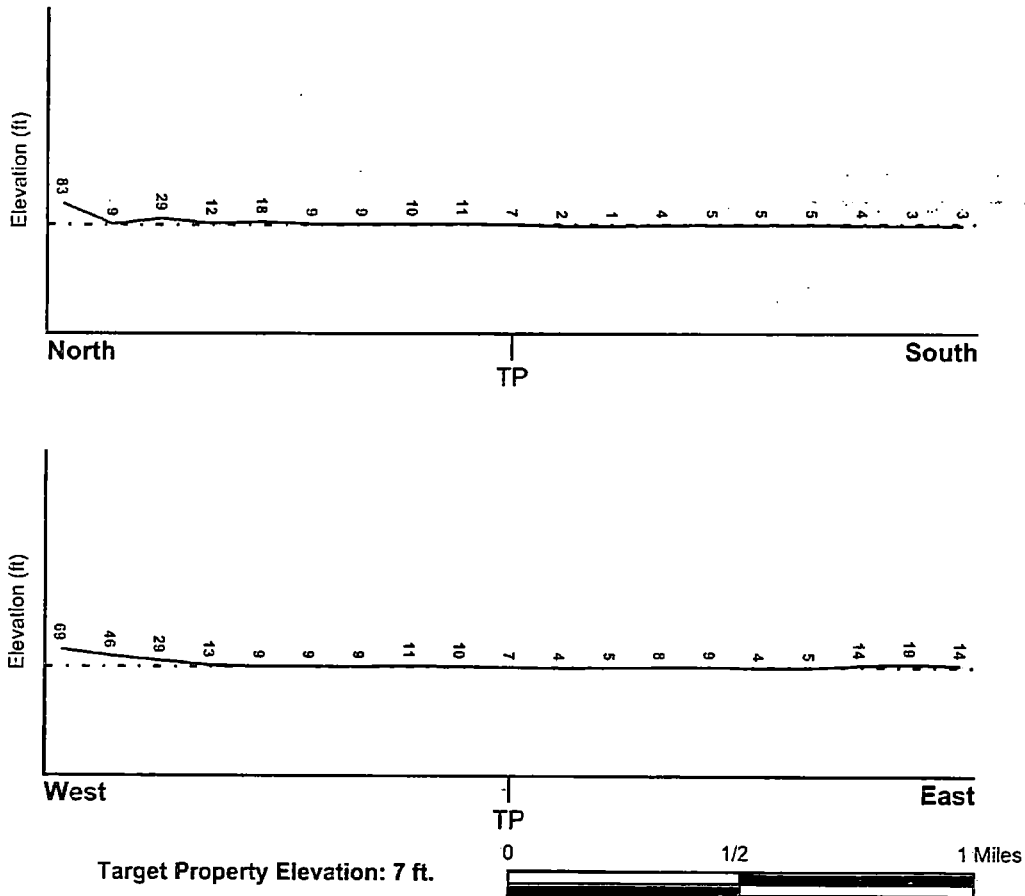
### TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 40074-F1 JERSEY CITY, NJ NY  
General Topographic Gradient: General SE  
Source: USGS 7.5 min quad index

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

Target Property County  
HUDSON, NJ

FEMA Flood  
Electronic Data  
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 3402230003B

Additional Panels in search area: 3402230002B  
3402230005B  
3402230004B

### NATIONAL WETLAND INVENTORY

NWI Quad at Target Property  
JERSEY CITY

NWI Electronic  
Data Coverage  
YES - refer to the Overview Map and Detail Map

### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

#### *Site-Specific Hydrogeological Data\*:*

Search Radius: 1.25 miles  
Location Relative to TP: 0 - 1/8 Mile ESE  
Site Name: Turnpike Dump #5  
Site EPA ID Number: NJD980532899  
Groundwater Flow Direction: Southeast  
Measured Depth to Water: 1.5 feet.  
Hydraulic Connection: Information is not available about the hydraulic connection between the surficial aquifer and lower aquifers.  
Sole Source Aquifer: No information about a sole source aquifer is available  
Data Quality: Information is inferred in the CERCLIS investigation report(s)

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u> <u>FROM TP</u>	<u>GENERAL DIRECTION</u> <u>GROUNDWATER FLOW</u>
Not Reported		

\* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### ROCK STRATIGRAPHIC UNIT

Era: Paleozoic  
System: Ordovician  
Series: Lower Ordovician and Cambrian carbonate rocks  
Code: OC (decoded above as Era, System & Series)

#### GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: SULFAQUENTS

Soil Surface Texture: mucky-peat

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Very poorly. Soils are wet to the surface most of the time. Depth to water table is less than 1 foot, or is ponded.

Hydric Status: Soil meets the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	mucky-peat	A-8	Highly organic soils, Peat.	Max: 20.00 Min: 0.60	Max: 7.30 Min: 4.50
2	14 inches	72 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 5.60

### OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: gravelly - sandy loam  
extremely gravelly - sand  
sand  
sandy loam

Surficial Soil Types: gravelly - sandy loam  
extremely gravelly - sand  
sand  
sandy loam

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: gravelly - sandy loam  
extremely gravelly - sand  
coarse sand  
fine sand  
stratified

### ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

### **FEDERAL USGS WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

### **FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

### **STATE DATABASE WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

This is a detailed street map of Newark, New Jersey. The map shows a dense grid of streets, including major thoroughfares like Broadway, Newark Avenue, and Summit Avenue. It also depicts the city's rail network, with labels for the C.N.J. Railroad, L.V. Railroad, and C.T. Railroad. Two helipoints are marked: NewPO Helipoint and Colgate-JE Helipoint. A large circle is drawn around the central part of the city, and a smaller circle is drawn around a specific location marked with a star and the letters 'H.D.'.

- ↑ Groundwater Flow Direction  
 (GI) Indeterminate Groundwater Flow at Location  
 (GV) Groundwater Flow Varies at Location  
 (HD) Closest Hydrogeological Data

CUSTOMER: ECOL Sciences  
CONTACT: Peter Gregory  
INQUIRY #: 01462064.1r  
DATE: July 08, 2005 4:13 pm

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: NJ Radon

Tier Assessment Report

Zip	City	Tier	Total Sites	# sites>4 pCi/L
07302	JERSEY CITY	3	871	26

Federal EPA Radon Zone for HUDSON County: 2

Note: Zone 1 indoor average level > 4 pCi/L.  
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
: Zone 3 indoor average level < 2 pCi/L.

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### Federal Area Radon Information for HUDSON COUNTY, NJ

Number of sites tested: 117

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.720 pCi/L	91%	9%	0%
Basement	1.180 pCi/L	91%	9%	0%

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### TOPOGRAPHIC INFORMATION

#### **USGS 7.5' Digital Elevation Model (DEM)**

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

### HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

#### **New Jersey State Wetlands**

Source: New Jersey Department of Environmental Protection

This data was obtained by EDR in 2002 from the New Jersey Department of Environmental Protection.

### HYDROGEOLOGIC INFORMATION

#### **AQUIFLOW<sup>R</sup> Information System**

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

### GEOLOGIC INFORMATION

#### **Geologic Age and Rock Stratigraphic Unit**

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

#### **STATSGO: State Soil Geographic Database**

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### ADDITIONAL ENVIRONMENTAL RECORD SOURCES

#### **FEDERAL WATER WELLS**

##### **PWS: Public Water Systems**

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

##### **PWS ENF: Public Water Systems Violation and Enforcement Data**

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

##### **USGS Water Wells: USGS National Water Inventory System (NWIS)**

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### STATE RECORDS

#### New Jersey Public-Community Water-Supply Wells

Source: Department of Environmental Protection, Geological Survey  
Telephone: 609-984-6587

#### New Jersey Monitoring Wells

Source: Department of Environmental Quality  
Telephone: 609-984-6587

Ambient Groundwater Quality of the New Jersey Part of the Newark Basin. Natural groundwater quality in the Newark Basin summarize natural groundwater quality in sedimentary bedrock formations of the Newark basin part of the Piedmont physiographic province of New Jersey.

### RADON

#### State Database: NJ Radon

Source: Department of Environmental Protection  
Telephone: 609-984-5425  
Radon Test Results

#### Area Radon Information

Source: USGS  
Telephone: 703-356-4020  
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA  
Telephone: 703-356-4020  
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

#### Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

#### Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration